

Application Reference Number	24/2265/CON
City of London Reference Number	24/00836/FULEIA
Site Address	99 Bishopsgate London EC2M 3XD
Proposal	<ul style="list-style-type: none"> • Partial demolition of the existing building, retention and partial extension of existing basement and the construction of a ground plus 53-storeys (plus plant) (253.5m AOD) building to provide commercial floorspace (Class E); with market hall space on the ground floor for the following: <ul style="list-style-type: none"> ○ flexible display of goods or retail/food and beverage (Class E(a)-(b)) and/or drinking establishments (Sui Generis); ○ erection of a multi-purpose ground plus 5- storeys (plus plant) pavilion building (52.5m AOD) for the following: <ul style="list-style-type: none"> ▪ exhibition and/or performance space ▪ learning ▪ community use ▪ creative workspace (Class F1, Sui Generis and Class (E(g)(i)) • Public cycle hub satellite building (26m AOD) (Sui Generis) • Public realm improvement works, hard and soft landscaping • Provision of basement cycle parking and means of access, highway works and other works associated with the development of the Site.
Contact Officer	Kreena Patel

1. RELEVANT PLANNING HISTORY

The following consultation have previously been sent Richmond Upon Thames council for comment:

23/2816/CON – EIA Scoping Opinion under regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the redevelopment of the site known as 99 Bishopsgate. The proposed development comprises demolition of the existing buildings and erection of a new tower (240.5m AOD, 54 storeys excl. basement) and satellite buildings for office (Class E) (circa 97,000sq.m NIA), culture/community, retail and food and beverage uses (Class E) (circa 2000sq.m NIA); 3 basement levels, servicing access, and the provision of new public realm and landscaping and other associated works.

No objection was raised.

2. CONSULTATIONS CARRIED OUT

None undertaken, although the consultation notification was included on the weekly planning applications list.

No public representations have been received.

3. MAIN POLICIES RELEVANT TO THE DECISION

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Views and Vistas	LP5	Yes	No

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Views and Vistas	LP31	Yes	No

4. PROFESSIONAL COMMENTS

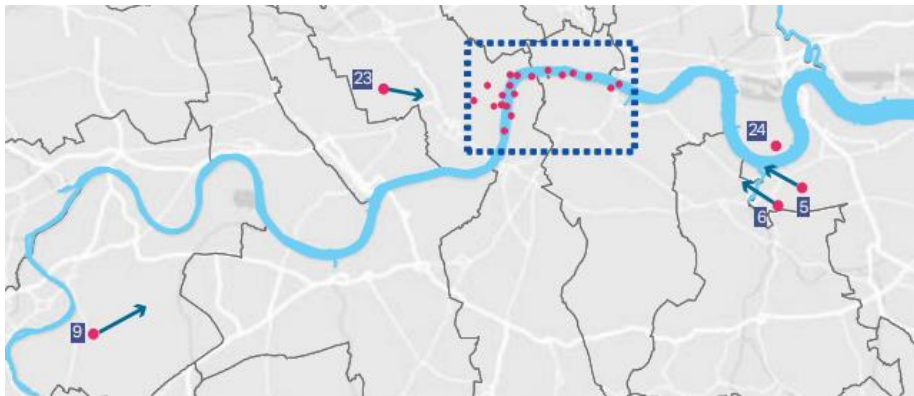
The main issues associated with this application are whether the proposal would have a detrimental impact on the view from King Henry VIII’s Mound to St Paul’s Cathedral which is the subject of a Direction made by the Secretary of State as part of strategic guidance (Supplementary Guidance on the Protection of Strategic Views) and is one of eight such strategic views of St Paul’s from various viewpoints and London Borough of Richmond Upon Thames local view E3.3 from Sawyer’s Hill.

Paragraph 7.3.3 of Policy HC3 - Strategic and Local Views of the London Plan (2021) states “The Mayor identifies three Strategically-Important Landmarks in the designated views: St Paul’s Cathedral, the Palace of Westminster and the Tower of London. Within some views, a Protected Vista to a Strategically-Important Landmark will be defined and used to protect the viewer’s ability to recognise and appreciate the Strategically-Important Landmark. The Protected Vista is composed of two parts:

- Landmark Viewing Corridor - the area between the viewing place and a Strategically-Important Landmark that must be maintained if the landmark is to remain visible from the viewing place.
- Wider Setting Consultation Area - the area enclosing the Landmark Viewing Corridor in the foreground, middle ground and background of the Protected Vista. Development above a threshold height in this area could compromise the viewer’s ability to recognise and appreciate the Strategically-Important Landmark.”

Table 7.1 - Designated Strategic Views

Linear Views	
7	The Mall to Buckingham Palace
8	Westminster Pier to St Paul’s Cathedral
9	King Henry VIII’s Mound, Richmond to St Paul’s Cathedral



London’s Designated Strategic Views

Policy HC4 - London View Management Framework states “Development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements. They should also preserve and, where possible, enhance viewers’ ability to recognise and to appreciate Strategically-Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places.”

London View Management Framework SPG indicates that protected linear view from King Henrys Mound in Richmond Park to St Paul’s Cathedral provides an important “key hole” view of the cathedral.

Policy LP5 of Richmond Council’s Local Plan (2018) seeks to “protect the quality of the views and vistas as identified on the Policies Map”, as well as seek to improve “views, vistas, gaps and the skyline, particularly where views or vistas have been obscured.”

The visual impacts of the proposed development are shown under HTVIA vol.3. Appendix View 19 Protected view from KH8 Mound. This indicates there would be no visual impact. It is likely to be visible from Sawyer's Hill in Richmond Park, however it would not be the tallest building in the cluster.

There will be no visibility in the LVMF view from King Henry VIII Mound in Richmond Park to St Paul’s Cathedral.

There will be no negative impact on the Sawyers Hill, Richmond Park view as this will not be the tallest building in the panoramic view.

5. RECOMMENDATION

No objection raised.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

NO OBJECTION RASIED

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): KNP

Dated: 14/10/2024

I agree the recommendation:

South Area Team Manager:ND.....

Dated:14.10.2024.....