

London boroughs' compliance with Policy D9 Tall buildings Parts A and B (Updated August 2021)

Working Draft Document

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Question 1 D9 Part A: Does the Development Plan have a definition of a tall building for all or parts of the borough?

Policy document name || Yes (All or Part)/No Definition || Definition given:

Question 2 D9 Part A: Does TB definition meet policy requirement of not being less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey - and is given as height in m/ storeys or is subjective?

Yes (Numeric)/ || Yes (Subjective/refer to London Plan default)/ || No (refer to London Plan default) || No (defined threshold lower than London Plan default)

Question 3 D9 Part B 1) & 2): Has the borough identified locations where tall buildings may be appropriate in its Development Plan in accordance with para 3.9.2?

Yes/ Yes but process unclear/ || /No/Unclear || If YES, detail of locations provided

Question 4 Part B 2): In identified tall building locations is there a maximum or appropriate height for tall buildings?

Yes/No/Unclear || If YES, details of height given

Question 5 D9 Part B 3): Does the Development Plan restrict tall building development to locations that are identified within the Plan as suitable for tall buildings?

Yes/No/Unclear || Known details of how exceptions to identified locations are dealt with provided

Question 6 Other useful information (policy related e.g. SPD)

Question 7 Relevant evidence base information (e.g. study)

Question 8 Does the plan pre-date London Plan EiP? (Jan 2019)

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
Barking and Dagenham	Barking and Dagenham Core Strategy, 2010 No Definition	No (refer to London Plan default)	No	No	No			Yes
	Barking and Dagenham Borough Wide Development Plan Documents, 2011 Yes (All) Definition (refer to policy BP4) Any building which is significantly taller than its neighbours, and/or which significantly changes the skyline.	Yes (Subjective/refer to London Plan default)	No	No	No	The Barking Station Masterplan SPD, 2012		Yes
	Site Specific Allocations Development Plan Document, 2010	No (refer to London Plan default)	No	No	No			Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	<p>No Definition</p> <p>Barking Town Centre Area Action Plan, 2011</p> <p>Yes (Part)</p> <p>Definition (6.17.1)</p> <p>‘buildings which are significantly taller than their neighbours and/or which significantly change the skyline’</p>	<p>Yes (Subjective/refer to London Plan default)</p>	<p>Yes</p> <p>Text (refer to Policy BTC 17 and the Barking Station Masterplan)</p>	<p>Unclear.</p> <p>The Masterplan identifies appropriate heights in the site allocations section</p>	<p>Yes</p> <p>Refer to Policy BTC 17 ‘Elsewhere in the AAP area, tall buildings will be resisted unless particular proposals can demonstrate significant regeneration or townscape benefits 49 and do not cause harm to the historic significance of Barking Town Centre and its component parts.’</p>	<p>The Barking Station Masterplan SPD, 2012</p>		<p>Yes</p>
	<p>Emerging new Local Plan: Barking and Dagenham draft Local Plan 2037, 2020 - Reg 19 stage)</p>	<p>Yes (Subjective/refer to London Plan default)</p>	<p>Unclear</p> <p>Text (refer to Chapter 3 Transformation Areas, Chapter 4 policy DMD 2). Policy DMD 2 refers to additional work that will be carried out to identify locations with the Transformation Areas identified in Chapter 3.</p> <p>Evidence base includes a Townscape and Socioeconomic Characterisation Study. Includes references to tall buildings and identifies a number of in principle appropriate locations for this type of development – not clear if these have been brought forward into the draft Plan.</p>	<p>No</p>	<p>No</p>		<p>Barking and Dagenham Townscape and Socioeconomic Characterisation Study, 2017</p>	<p>No</p>
Barnet	<p>Barnet’s Local Plan Core Strategy, 2012</p> <p>Yes (All)</p> <p>Definition (refer to Policy CS5):</p> <p>Tall Buildings: 8 storeys (or 26m) or more.</p>	<p>Yes (Numeric)</p>	<p>Yes</p> <p>Locations</p> <p>Text (refer to Policy CS5, 10.6).</p> <p>Based on characterisation study which informed Tall Building Study.</p>	<p>No</p>	<p>No</p> <p>Refer to 10.6.8 - Development Management Policy DM05 – Tall Buildings sets out a criteria based approach for assessing proposals for tall buildings.</p> <p>(10.6.1) Also refers to Tall Building Study</p>		<p>Tall Buildings Update, 2019</p> <p>Update to the 2010 Tall Building Study)</p>	<p>Yes</p>

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
					<p>providing advice on the issues which should be evaluated when proposals for tall buildings are considered.</p> <p>Also identifies existing tall buildings (refer to 10.6 and Map 8)</p>			
Barnet	Development Management Policies DPD, 2012 Yes (All) Definition: Eight storeys (equivalent to 26 metres above ground level) or more	Yes (Numeric)	No See above Core Strategy	N/A	Yes Refer to Development Management Policies DPD Policy DM05			Yes
Barnet	Colindale Area Action Plan, 2010 Yes (Part) Definition (refer to Policy 5.3): Taller buildings (in excess of 6 storeys).	Yes (Numeric)	Yes but process unclear Locations Refer to 5.4, Figure 5.2	Yes Heights Figure 5.2	Yes Refer to Development Management Policies DPD Policy DM05			Yes
Bexley	Bexley Core Strategy, 2012 Yes (All) Definition (refer to 3.3.5): tall buildings (those considered to be significantly taller than their surroundings)	Yes (Subjective/refer to London Plan default)	Yes but process unclear Locations Text (refer to Policy CS01 Part H (i), Policy CS02)	No	No Refer to policy CS01 part i, 3.3.6 onwards	London Borough of Bexley Planning Application Requirements, 2018		Yes
Bexley	Emerging new Local Plan: Draft Bexley Local Plan – at Reg 19 stage Yes (All) Definition (refer to policy DP12) 25m in height or more.	Yes	Yes Locations Refer to policy DP12) Based on Local Characterisation Study	Yes Heights Refer to policy DP12 and para 4.36: Location specific varies 25 – 45m	No Refer to 4.36		Bexley Local Character Study Local Plan Spatial Strategy Technical Paper Building Heights Technical Paper Locally Significant Views within London Borough of Bexley Draft Report	No
Brent	Brent Core Strategy, 2010 No Definition	No (refer to London Plan default)	Yes but process unclear Locations Text (refer to: Section 4, CP 5 4.30 (refers to locations identified in Supplementary Planning Documents for the Wembley and South Kilburn growth areas, CP 6 (see main policy and strategic area policies,	Yes Heights (refer to Section 8) Tall Building zones identified – each with appropriate heights specified (ranging from 1 – 34 storeys (3 – 103m)). Additional intensification corridors and town centres will be identified in the Plan	No		Brent Tall Building Strategy, 2019 https://www.brent.gov.uk/media/342021/Core%20Strategy%20-%20Tall%20Buildings.pdf Tall Buildings in Wembley, 2012	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
			CP 12). Mapped (refer to Draft Brent Local plan Policies Map 2019)	as suitable for heights up to 15-18m.				
Brent	London Borough of Brent Local Plan 2016 Development Management Policies Yes (All) Definition: Tall Buildings: Buildings or structures that are more than 30m in height or significantly taller than surrounding development.	Yes (Subjective/refer to London Plan default)	No	No	No			Yes
Brent	Site Specific Allocation DPD, 2011 No Definition	No (refer to London Plan default)	Yes but process unclear Locations Text (refer to A2. Minavil House & Unit 7, Rosemont Road; CP11; CP12)	No	No			Yes
Brent	Wembley Area Action Plan, 2015 Yes (Part) Definition (refer to 4.55) Tall buildings (over 30m)	Yes (Numeric)	Yes Locations Text (refer to 4.3, Section 4, WEM 5) CP6 Mapped (refer to map 4.4) Based on Tall Building Strategy.	Yes Heights (refer to 4.55) Varies dependent on site. Including 3 locations for buildings of 15-20 storeys (approx.. 45-75m).	Yes Refer to Map 4.4 – sites within AAP area identified as either appropriate for, sensitive to or inappropriate for tall buildings.	Wembley Link SPD (referred to at paragraph 4.55 of the Wembley AAP)	Tall Buildings in Wembley Includes mapping of existing tall buildings.	Yes
Bromley	Bromley Local Plan, 2019 Yes (All) Definition (refer to 5.1.20): Tall buildings are those that exceed the general height of their surroundings and cause a significant change to the skyline.	Yes (Subjective/refer to London Plan default)	No Refers to Bromley Town Centre Area Action Plan 2010	No	Yes Refer to 5.1.20			Similar timescales
Bromley	Bromley Town Centre Area Action Plan, 2010 No Definition	No (refer to London Plan default) *note: Policy BTC19 Building Height – references tall buildings but does not define what is considered ‘tall’	Yes but process unclear Locations Text (refer to Appendix 5) Mapped (refer to Chapter 3 Diagram 3.2, Chapter 4 Diagram 4.3 as example)	No Appendix 5 Opportunity Area Design Principles Analysis of particular sites – makes note for each site about the potential for taller buildings – but appropriate heights are not identified specifically, rather talks about responding to local context elements	No			Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
Camden	Camden Local Plan, 2018 Yes (All) Definition (refer to policy 7.35): tall buildings are considered to be those which are substantially taller than their neighbours or which significantly change the skyline.	Yes (Subjective/refer to London Plan default)	No Because the entire borough is considered to be sensitive to tall buildings (refer to policy D1, paragraph 7.36).	No	No Policy D1 Design includes section on Tall Buildings but not specific. Takes approach of the entire borough being 'sensitive' to tall buildings as defined by the English Heritage / CABE Guidance on Tall Buildings. However noted that if proposals for tall buildings come forward they will be assessed against a range of criteria in policy D1, para 7.35, case by case.	Camden Planning Guidance: Design, 2018		Yes
Camden	Euston Area Plan, 2015 No Definition	No (refer to London Plan default)	Unclear Text (refer to 3.3 Building heights, massing and scale page 49 – links to LVMF) Figure 3.4 (no definition so unclear if all sites in Figure 3.4 are considered suitable for tall buildings)	Unclear Refer to 3.3 Building heights, massing and scale page 49. Figure 3.4 identifies potential general (not just tall? Unclear) building heights ranging from up to 4 storeys (up to 12 metres) to 9 - 10 storeys (27 - 30 metres), with some additional indicative locations for tall buildings (refer to 3.3).	No			Yes
Camden	Fitzrovia Area Action Plan, 2014 No Definition	No (refer to London Plan default)	No	No	No			Yes
City of London	City of London Local Plan, 2015 Yes (All) Definition (refer to CS13): Those which significantly exceed the height of their general surroundings, particularly in a cluster of	Yes (Subjective/refer to London Plan default)	Unclear Supports in City's Eastern Cluster on appropriate sites. Text (refer to Strategic Policy CS14). Mapped areas inappropriate to tall buildings (refer to Figure 21) Elsewhere use criteria to assess.	No	Unclear Text (refer to Strategic Policy CS14) Mapped areas inappropriate to tall buildings (refer to Figure 21)	City of London Protected Views SPD, 2012		Yes

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	the tallest buildings in the east).		All locations considered sensitive to tall buildings.		All locations considered sensitive to tall buildings.			
City of London	Emerging new Local Plan: Proposed submission City Plan 2036 Yes (All) Definition (refer to 6.5-Strategic Policy S12) Buildings over 75m AOD	Yes (Numeric)	Unclear Locations Text refers to the city cluster as most appropriate area (refer to policy S12, paragraph 6.5.4 onwards) Mapped areas inappropriate to tall buildings (refer to Figure 21)	No	Unclear Text (refer to policy S12 including supporting paragraphs) Mapped areas inappropriate to tall buildings (refer to Figure 21)		https://www.cityoflondon.gov.uk/services/planning/planning-policy/local-plan-review-draft-city-plan-2036	No
Croydon	Croydon Local Plan 2018 Yes (All) Definition (refer to 6.9): A tall building is one that is significantly taller than most of the surrounding buildings or in excess of six storeys or 25m.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to policy SP4). Policy DM15 They (i.e. Tall Buildings) are located in areas identified for such buildings in Policies DM34 to DM49; Mapped (refer to e.g. Figure 11.6). Understanding of local character underpins Local Plan.	No	Yes Refer to Policy SP4.5	Policies map	Croydon Housing Typologies report (2010) contains detailed analysis of tall buildings including maps that identify existing and potential locations.	Yes
Croydon	Croydon Opportunity Area Planning Framework, 2013 Yes (Part) Definition (refer to Chapters 5-9 para 6.27): A tall building is a building that is 6-storeys (25 metres) or which is significantly taller than its surrounding buildings.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to Chapter 4, Section Chapter 5-9 refer to Chapter 6) Mapped (refer e.g. Figure 4.6 (Chap 4), Figure 6.4 (Chap 5-9))	Yes Heights (refer to Chapter 6)	Unclear Identifies different areas of sensitivity to tall building development (refer to Chapter 6 6.26 onwards)			Yes
Ealing	Development (Core) Strategy 2026, 2012 Yes (All) Definition (refer to Glossary): Buildings which are substantially taller than their neighbours and/or which significantly change the skyline.	Yes (Subjective/refer to London Plan default)	Yes Text but only generally rather than specific locations (refer to 1.2) Evidence base – character study which references London Plan requirements (see link to right)	No	No		Ealing Character Study and Housing Design Guidance, Stage A1 report ,17(5,0DRAFT, 2020	Yes
Ealing	Development Management Development Plan Document, 2013 Yes (All)	Yes (Subjective/refer to London Plan default)	No Locations Text – E7.7.2 The specific locations identified as suitable for tall buildings will be	No	No			Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	Definition (refer to policy 7.7 H): Tall buildings are defined as those that are substantially taller than their neighbours and/or which significantly change the skyline.		designated through the Development Sites DPD and also through Supplementary Planning Documents/Area Action Plans.					
Ealing	Development Sites DPD, 2013 No Definition	No (refer to London Plan default)	Yes but process unclear Locations Text and mapped (refer to specific sites for detail as to whether location is considered appropriate).	No	No			Yes
Ealing	Old Oak and Park Royal OAPF, 2015 No Definition	No (refer to London Plan default)	Unclear Locations Text (refer to principle PR5) Mapped – potential areas for regeneration, unclear if includes tall buildings (refer to Figure 54).	No	No			Yes
Ealing	Southall Opportunity Area Planning Framework, 2014 Yes (Part) Definition (refer to 3.30): Taller buildings of over 10 storeys	Yes (Numeric)	Yes Locations Text (refer to Chapter 3 Strategic Principles para 3.30) Underpinned by Character Study	Yes Heights (refer to 3.27 onwards)	No		Southall Characterisation Study 2013	Yes
Enfield	The Enfield Plan Core Strategy 2010-2015, 2010 No Definition	No (refer to London Plan default)	Yes Locations Text (refer to Core policy 30) Underpinned by evidence base report on tall buildings (see link to at right)	No	No	New Southgate Masterplan SPD (2011)	Evidence Base - Report on Location of tall Buildings and Important Local Views in Enfield, 2013 Definition (refer to 1.1): Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor	Yes
Enfield	Development Management Document, 2014 Yes (All) Definition (refer to 6.4.1): Tall and large buildings are those that are substantially taller than their surroundings, cause a	Yes (Subjective/refer to London Plan default)	Unclear Locations Text (refer to 6.4 DMD43) Identifies areas inappropriate for tall buildings. Refers to existing tall buildings that are inappropriate for their context	No	Unclear Does specify that tall buildings will not be acceptable in areas classified as inappropriate (refer to 6.4 DMD 43)		Evidence Base - Report on Location of tall Buildings and Important Local Views in Enfield, 2013	Yes

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	significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor		Mapped – existing tall buildings and assessment of appropriateness (refer to Appendix 15)		Refer to 6.4 for how applications are to be assessed.			
Enfield	North Circular Area Action Plan, 2014 https://new.enfield.gov.uk/services/planning/area-action-plans/#3 No Definition	No (refer to London Plan default)	Yes Locations Text (refer to Section 3.4 NC policy 7) Mapped - opportunity sites but not directly identifying tall building locations (e.g. refer to Figure 13) Underpinned by evidence base work (refer to Core Strategy above).	No	Yes Refer to Section 3.4 NC Policy 7			Yes
Enfield	Emerging new Local Plan Enfield Towards a New Local Plan 2036 Issues and Options (Reg 18), 2018 Yes (All) Definition (refer to D2 a)): Tall buildings are defined as substantially taller than their surroundings	Yes (Subjective/refer to London Plan default)	No Planned to be identified in later version (refer to 4.3.3)	N/A	N/A			Yes
Greenwich	Local Plan: Core Strategy with detailed policies, 2014 Yes (All) Definition (refer to 4.4.16): A tall building is defined as any building, including all types of structures such as masts, pylons, chimneys etc, which is noticeably taller than its surroundings, has a significant impact on the skyline or is larger than the threshold size set for the referral of planning application to the Mayor.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to policy DH2) Mapped (refer to Figure 2) Underpinned by Tall Buildings Assessment (see link to right).	No	Yes Refer to Policy DH2	Sites Allocations Local Plan (currently being prepared)	Tall Buildings Assessment, 2011	Yes
Hackney	Hackney Local Plan 2033, 2020 Yes (All) Definition (refer to policy LP1 5.8) Taller buildings are defined as any building or structure which is taller than its	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to policy LP1 (b), paragraph 5.9, 13. Site allocations) Mapped (refer to individual 13. Site allocations)	Yes Heights (refer to 13. Site allocations). Vary dependent on site, Each site allocation mapped (broader areas not specific locations)	No Refer to policy LP1 part C – criteria for assessment. Paragraph 5.7 Council will use the key	Policies Map	Characterisation Study, 2018 Locations (refer to 5.3) Definition (refer to 5.82 onwards) Tall Buildings – 9-15 storeys Very tall Buildings/Towers – 16+ storeys	No

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	<p>neighbours (50% taller than the prevailing building height) or which significantly changes the skyline or is 30 metres or more in height.</p> <p>Also defines 'Very tall buildings' - of 30 metres or more in height (refer to 5.9)</p>		<p>Underpinned by Characterisation Study and tall building study (see link to the right).</p>		<p>considerations in the Characterisation Study to assess the sensitivity of an individual site or building for the location of a tall building.</p>		<p>Height (refer to 5.8.8, Figure 121) Indicative prevailing building heights mapped, with caveat that 'a general guide and to reflect the sensitivity of local prevailing heights, a proposal for a building 50% taller than the prevailing heights would be considered tall in its local context.'</p> <p>Hackney Tall Building Strategy (2005) - Study is in 4 parts:Hackney tall building strategy – phase 1 – baseline studies</p> <p>Hackney tall building strategy – phase 2 – urban analysis and conclusion</p> <p>Hackney tall building strategy – phase 3 – detailed area studies</p> <p>Hackney tall building strategy – phase 4 – tall buildings design guidance and application checklist</p>	
Hammersmith and Fulham	<p>Local Plan, 2018 Yes (All) Definition (refer to glossary): Tall Buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor.</p>	Yes (Subjective/refer to London Plan default)	<p>Yes Locations Text (refer to policy DC3 and text throughout)</p> <p>Mapped (e.g. refer to Figure 4)</p> <p>Underpinned by background paper on tall buildings (refer to link at right).</p>	No	No Refer to policy DC3 Refer to individual strategic site policies e.g. HR2, FRA1para 5.93		<p>Proposed submission Local Plan - Background paper; Tall Buildings, 2016 Locations - Text generally *more detail provided about areas considered unsuitable for tall buildings</p> <p>Definition (refer to 3.0): 'those that are substantially taller than their neighbours and/or which significantly change the skyline'</p>	Yes
Haringey	<p>Local Plan: Strategic Policies 2013 (with alterations 2017) No Definition</p>	No (refer to London Plan default)	<p>Yes Locations Text (refer to policy SP11)</p>	No	No		<p>Haringey Potential tall buildings locations validations study, 2015 Locations Text (refer to 3.4 onwards)</p>	Yes

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			Underpinned by tall building study (refer to link at right).				Mapped (refer to Drawing 1) Definition (refer to policy SP11- 6.1.16): Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan.	
Haringey	Development Management Policies, 2017 Yes (All) Definition (refer to 2.39): Tall buildings are defined in the Strategic Policies Local Plan as being buildings 10 storeys and over. Taller buildings are not Tall buildings.	Yes (Numeric)	Yes Locations Text (refer to policy DM6) Mapped (refer to figure 2.2) Underpinned by tall building study (see above).	No	Yes Refer to policy DM6 part C	Council planning on developing a Tall Buildings and Views Supplementary Planning Document (SPD) (refer to para 2.38)		Yes
Haringey	Site Allocations DPD, 2017 Yes (Part) Definition (refer to Appendix C: Glossary of Terms): Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (for different sites e.g. 2.9) Mapped (for different sites e.g. figure 2.3) Underpinned by tall building study (see above).	No	No			Yes
Haringey	Tottenham Area Action Plan, 2017 Yes (Part) Definition (refer to Appendix D: Glossary): Tall and Large Buildings as those which are substantially taller than their neighbours, have a	Yes (Numeric)	Yes Locations Text (refer to policy AAP6) Mapped (refer to Figure 4.2)	Yes Heights (Refer Part 5)	No			Yes

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	significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.							
Haringey	Emerging new Local Plan Currently at First Steps Engagement. No Definition	No (refer to London Plan default)	No	No	No			No
Harrow	Harrow Local Plan Core Strategy, 2012 Yes (All) Definition (refer to footnote 23 within paragraph 5.15) 'landmark' buildings identified as 'any building at or over 30m high.'	Yes (Numeric) *Note: Assume that 'landmark' building is the equivalent of a tall building	No	No	No	Residential Design Guide SPD Definition (refer to 4.17): Tall buildings, defined as those with a height that significantly exceeds that of surrounding development		Yes
Harrow	Harrow Council Development Management Policies, 2013 No Definition	No (refer to London Plan default)	No	No	No			Yes
Harrow	Harrow Council Site Allocations, 2013 No Definition	No (refer to London Plan default)	No	No	No			Yes
Harrow	Harrow and Wealdstone Area Action Plan, 2013 Yes (Part) Definition (refer to Glossary): Tall Buildings As defined in the Harrow Core Strategy, a 'tall' building is any building at or over 30 metres high Landmark Building A tall building that helps to orientate and identify locations of public importance such as strategic community and civic uses, major public transport interchanges or areas of important public urban realm that provide relief from the street environment and	Yes (Numeric)	Yes Locations Refer to Section 5 specific sites	Yes Refer to Section 5 e.g. Site 17	Yes Refer to Policy AAP6, see parts F and G.			Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	opportunity to pause and relax.							
Havering	Core Strategy and Development Control Policies DPD, 2008 Yes (All) Definition (refer to policy DC66): Buildings or structures of 6 storeys or greater, or above 18 metres in height above ground level	Yes (Numeric)	Yes but process unclear Locations Text (refer to policy DC66 and Romford Town Centre AAP)	No	No Refer to policy DC66 for detail	Havering Residential Design SPD, 2010 Definition (refer to 5.13): Buildings or structures of 6 storeys or greater, or above 18 metres in height above ground level. Additional note Paragraph 5.15: clarifying that tall buildings are not always necessary to achieve high density development and therefore even in approved locations tall buildings will only be acceptable where there is a clear reason to have one		Yes
Havering	Romford Area Action Plan, 2008 Yes (Part) Definition (refer to ROM19 pg91): 6 storeys or greater, or over 18 metres above ground level	Yes (Numeric)	Yes but process unclear Locations Text (refer to ROM19 page 91).	No	No			Yes
Havering	Emerging Local Plan – local plan examination Havering Local Plan 2016 - 2031 No Definition	No (refer to London Plan default)	Yes but process unclear Locations Text (refer to Part 6)	No	No			No
Hillingdon	Local Plan Part 1: Strategic Policies, 2012 Yes (All) Definition (refer to 7.12): substantially taller than its neighbours or significantly changes the skyline	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to 7.13; policy (BE1 (11))). Underpinned by Characterisation Study (refer to link at right).	No	Yes Refer to 7.13; policy BE1 part 11		Hillingdon Characterisation study (2013) Locations Text (refer to section 5, Conclusions) Mapped (refer to figure 47) Definition -but caveated (refer to section 5): Any building greater than 4 storeys in height – noted that there may be exceptions where prevailing built form includes buildings taller than this.	Yes

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							Heights (refer to Section 5) Much of the borough covered by Airport related height restrictions (refer to Figure 46)	
Hillingdon	Local Plan Part 2: Development Management Policies, 2020 No Definition	No (refer to London Plan default)	Yes Locations Text (refer to policy DMBH 10) Underpinned by Characterisation Study (see above).	No	No			No
Hillingdon	Local Plan Part 2: Site Allocations and Designations, 2020 No Definition	No (refer to London Plan default)	Yes Locations Text (refer to policy SA 5) Mapped (refer to site SA 5 as above) Underpinned by Characterisation Study (see above).	No	No			No
Hounslow	Hounslow Local Plan 2015 to 2030, 2015 Yes (All) Definition (refer to policy CC3 6.9) Over 20 metres or significantly taller than surrounding townscape or recognisably changes the skyline	Yes (Subjective/refer to London Plan default)	Yes Locations Text and mapped (refer to individual areas) Underpinned by Characterisation Study (see link at right).	Yes Heights (refer to policy CC3)	No Refer to the criteria of policy CC3		Hounslow Urban Context and Character Study, 2014 Locations Text and mapped (refer to individual areas)	Yes
Islington	Islington's Core Strategy, 2011 Yes (All) Definition (refer to policy CS9) Tall buildings (above 30m high) are generally inappropriate to Islington's predominantly medium to low level character, therefore proposals for new tall buildings will not be supported	Yes (Numeric)	Yes but process unclear Locations Text (refer to policy CS 9 part E, 3.1.5, Bunhill and Clerkenwell Area Action Plan) Based on an evidence base assessment has been conducted to determine if there are any suitable locations for tall buildings in Islington	No	Yes Refer to policy CS 9 part E			Yes
Islington	Islington's Local Plan: Development Management Policies, 2013 No Definition	No (refer to London Plan default)	No	No	No			Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
Islington	<p>Finsbury Local Plan Area Action Plan for Bunhill & Clerkenwell, 2013</p> <p>Yes (Part)</p> <p>Definition (refer to policy BC9)</p> <p>A. Within the area covered by this plan, tall buildings are considered to be buildings or structures that are substantially taller than their neighbours and/or which significantly change the skyline.</p>	<p>Yes (Subjective/refer to London Plan default)</p>	<p>Yes but process unclear</p> <p>Locations</p> <p>Text and map (refer to policy BC9 and figure 1 (Figure 17 from Local Plan)).</p>	<p>Unclear</p> <p>Policy BC9</p> <p>B. Buildings of 30 metres in height or more may be appropriate only within the areas indicated on Figure 17. These areas include sites identified in Policy BC2 (City Road Basin) and Policy BC3 (Old Street), as well as an area adjacent to the City of London boundary at Moorgate.</p> <p>C. Elsewhere, building heights must respond to the local context, particularly those contextual factors indicated on Figure 17.</p>	<p>Unclear</p> <p>Buildings of over 30m restricted to locations indicated on Figure 17 and policy BC 9 part B.</p> <p>Elsewhere – refer to policy BC9 for requirements</p>		<p>Urban design study for the Bunhill and Clerkenwell Area Action Plan?</p> <p>*can't locate?</p>	Yes
Islington	<p>Review of Local Plan (examination)</p> <p>Strategic and Development Management Policies, 2019</p> <p>Yes (All)</p> <p>Definition (refer to Appendix 9 Glossary)</p> <p>Buildings of more than 30 metres, or those that are more than twice the contextual reference height of surrounding context (whichever is the lesser)</p>	<p>Yes (Subjective/refer to London Plan default)</p>	<p>Yes</p> <p>Locations</p> <p>Text (refer to Section 2 Area Spatial Strategies – locations set out in individual policies e.g. Policies SP2, SP5, SP7</p> <p>Mapped (refer to Figures 2.6, 2.7, 2.8, 8.3).</p> <p>Underpinned by Tall Buildings Study (see links at right).</p>	<p>Yes</p> <p>Heights vary across sites (refer to Policy DH3, Figure 8.3 and Table 8.1)</p>	<p>Yes</p> <p>Refer to policy DH1part F, policy DH3</p>		<p>Islington Tall Buildings Study, 2018</p> <p>Part 1</p> <p>Part 2</p> <p>Definition (refer to 4.2)</p> <p>Outside CAZ: up to 16m (5 residential storeys) Inside CAZ: up to 22m (7 residential storeys)</p> <p>Locations</p> <p>Text and mapped (refer to Part 1 figure 5.5 and e.g. Part 2 figure 6.7)</p> <p>Heights (refer to Section 4)</p> <p>Very detailed height analysis</p> <p>Local Plan topic paper Tall Buildings, 2020</p> <p>Topic paper proposing to introduce a new tall building policy (Development Management Policy DH3 Building Heights) based on the 2018 Tall Buildings Study.</p> <p>Identifies 22 sites across the borough which are</p>	Similar timescales

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
Kensington and Chelsea	<p>Local Plan, 2019 Yes (All) Definition Different types of tall buildings identified and defined -</p> <p>Local Landmarks (refer to 22.3.101): Local landmarks are occasional features in the borough that define points of townscape interest or public functions relevant to those living or working within the immediate areas. A local landmark does not have to distinguish itself by its height...Where they do, they will tend not to be more than one and a half times higher than the surrounding buildings.</p> <p>District Landmarks (refer to 22.3.102): District landmarks are significantly taller than the surrounding townscape... These are characteristically up to four times higher than the surrounding buildings.</p> <p>Very tall buildings (refer to 22.3.104): Very tall buildings, more than four times the height of their context</p>	<p>Yes (Subjective/refer to London Plan default)</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Building Height SPD, 2010 Definition (refer to 1.4 and Conclusion) Tall buildings are 1½ times or more the height of their context</p> <p>Earl’s Court and West Kensington Opportunity Area Joint SPD, 2012 Definition (refer to 1.4) For the purposes of applying this guidance tall buildings are 1½ times or more the height of their context.</p> <p>SPD goes into further detail to define three types of tall building (refer to Part 3).</p> <p>Locations Text (refer to Part 3 Building Heights and Typologies)</p> <p>Note: Graphic (on first page of section) used to explain how the concept of ‘tall’ is relative to context.</p> <p>The borough sets out the premise that the entire local area is generally not appropriate for tall building developments. However where one may be countenanced it should not be more than 1 ½ and 4 times the prevailing building scale (dependent on the context).</p> <p>Heythrop College SPD (2016) Locations</p>	<p>potentially suitable for tall buildings</p>	<p>Similar timescales</p>

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
						<p>Mapped (refer to Indicative site layout)</p> <p>Heights (refer to Indicative site layout, pg 11) Range from <3 to <9 storeys.</p>		
Kingston upon Thames	Royal Borough Kingston Core Strategy, 2012 No Definition	No (refer to London Plan default)	Yes but process unclear Locations Text (refer to Policy CS 8) Tall buildings may be appropriate in the Borough's town centres; however, some parts of these areas will be inappropriate or too sensitive for such buildings.	No	No Refer to Policy CS 8: Relevant SPDs will provide further guidance on this matter and the Council will determine applications for such development on the basis of the criteria in the English Heritage/CABE Guidance on Tall Buildings (July 2007) and the London Plan.			Yes
Kingston upon Thames	Emerging new Local Plan Kingston Local Plan 2019-2041 Local Plan early Engagement (Regulation 18) Draft, 2019 No Definition	No (refer to London Plan default)	No	No	No		The Royal Borough of Kingston Upon Thames Views Study Report, 2018	No
Lambeth	Local Plan, 2015 Yes (All) Definition (refer to policy Q26 10.113): Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to (policy Q26)) Mapped - areas of sensitivity to and inappropriate to tall buildings and (refer to Annex 11). Underpinned by evidence base documents (multiple) refer to links at right.	No	No *Note; Sensitive and Inappropriate areas for tall buildings identified (refer to Annex 11) All tall Building proposals required to meet requirements of policy Q26	Brixton SPD, 2013 Locations Text (refer to 4.1.2) Heights (refer to 4.1.2): Tall building development on suitable sites, to a height of 10 storeys, is likely to have a neutral impact on Brixton's heritage assets (and their settings). Development between 10 and 15 storeys will be visible from within the conservation area and has the potential to have an adverse impact. Development in excess of 15 storeys is likely to have	Vauxhall & Albert Embankment Tall Buildings Assessment, 2018 Locations Text and mapped (refer to Appendix 7). Heights Varies 80m – 150m depending on location. Brixton Tall Building Heights Study, 2018 Locations Text (refer to 3.4) Mapped (refer to Appendix 4).	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
						<p>a significant adverse impact.</p> <p>Applicants proposing tall buildings in excess of 10 storeys will be expected to prepare accurate heritage and townscape impact assessments to allow informed decisions to be made.</p> <p>Waterloo SPD, 2013 Definition (refer to 3.44): 25m by Thames, 30m elsewhere</p> <p>Locations Text (refer to 3.41 – 3.42) Map for sensitive and inappropriate areas (refer to Figure 11).</p> <p>Underpinned by evidence base documents (refer to Lambeth Local Plan 2015 above).</p> <p>Heights Varies 80m – 150m depending on location.</p> <p>Vauxhall SPD, 2013 No Definition</p> <p>Locations Text and map (refer to 4.9).</p> <p>Underpinned by evidence base documents (refer to Lambeth Local Plan 2015 above).</p>	<p>Heights (refer to Part 4 and Part 5): Two locations identified as appropriate in principle for tall building development. Height defined for each: Site 1 – General height of 65m AOD Site 2 – Upper height of 65m AOD, general heights range from 15m AOD to 30m AOD to 65m AOD.</p> <p>Detailed height analysis including 3D modelling carried out for sites to identify general building height (refer to Part 4).</p> <p>Sites identified are informed by the Brixton SPD, 2013</p> <p>Appendix 1 shows a ‘Tall Buildings Sensitivity Map’ for Brixton.</p> <p>Lambeth Tall Buildings Study 2014</p> <p>Lambeth Local Distinctiveness Study, 2012</p>	
Lambeth	South Bank & Waterloo Neighbourhood Plan 2017-2032, 2019 No Definition	No	No	No	No			Similar timescales

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
Lambeth	The Vauxhall Nine Elms Battersea Opportunity Area Planning Framework, 2012 No Definition	No (refer to London Plan default)	Yes Locations Text and Mapped (refer to Figure 7.40) Underpinned by evidence base documents (refer to Lambeth Local Plan 2015 above).	Yes Heights (refer to Figure 8.3, 8.4): Albert Embankment - generally no more than 80-90m Nine Elms and Battersea – up to 60 – 70m (must not interfere with the protected silhouette of the Palace of Westminster). OA promotes high density development in region of 8 – 10 storeys.	No			Yes
Lambeth	Local Plan approved by Inspector 3 Aug 21. Lambeth Local Plan, 2020 and subject to Main Modifications (see page 47) Yes (All) Definition (refer to policy Q26 paragraph 10.147) by location: South Lambeth (south of the South Circular Road) – above 25m Middle and north Lambeth (north of the South Circular Road) – above 45m	Yes (Numeric)	Yes Locations Annex 11 – Maps showing locations appropriate for tall buildings – Waterloo, Vauxhall and Brixton. Underpinned by evidence base documents (refer to links at right).	Yes Heights General building heights identified – vary between 30m AOD – 125m AOD depending on location/site. *Related evidence base work (refer to Westminster WHS Setting Study, 2018)	No The tall building policy states that there is no presumption in favour of tall building development outside of the identified locations (Annex 11). However, it also says that should tall buildings be proposed outside the identified locations the applicant will need to address the requirements of policy Q26 part b as well as paragraphs 10.150-10.151.		Tall Building Topic Paper, 2019 Definition (refer to Appendix 2 – Proposed Annex 11 maps). Varies dependent on site from 50m AOD – 150m AOD). Locations Text and mapped (refer to Appendix 2 – Proposed Annex 11 maps) Westminster World Heritage Site Setting Study, 2018 Vauxhall & Albert Embankment Tall Buildings Assessment, 2018 Locations Text and mapped (refer to Appendix 7). Heights Varies 80m – 150m depending on location. Brixton Tall Building Heights Study, 2018 Locations Text (refer to 3.4) Mapped (refer to Appendix 4).	No

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
							<p>Heights (refer to Part 4 and Part 5): Two locations identified as appropriate in principle for tall building development. Height defined for each: Site 1 – General height of 65m AOD Site 2 – Upper height of 65m AOD, general heights range from 15m AOD to 30m AOD to 65m AOD.</p> <p>Detailed height analysis including 3D modelling carried out for sites to identify general building height (refer to Part 4).</p> <p>Sites identified are informed by the Brixton SPD, 2013</p> <p>Appendix 1 shows a 'Tall Buildings Sensitivity Map' for Brixton.</p>	
Lewisham	<p>Core Strategy, 2011 Yes (All) Definition (refer to policy 18):</p> <ul style="list-style-type: none"> buildings that are significantly taller than the predominant height of buildings in the surrounding area and/or buildings that have a notable impact on the skyline of the borough and/or buildings that are more than 25 metres high adjacent to the River Thames or more than 30 metres high elsewhere in the borough. 	Yes (Subjective/refer to London Plan default)	<p>Yes Locations Text (refer to policy 18) Mapped Mapped – refer to Lewisham Tall Buildings Study, 2012 (see notes).</p> <p>Underpinned by Tall Buildings Study (refer to link at right).</p>	No	Unclear Refer to Core Strategy Policy 18 1).		<p>Lewisham Tall Buildings Study, 2010 (updated 2012) Definition (refer to 1.3):</p> <ul style="list-style-type: none"> buildings that are significantly taller than the predominant height of buildings in the surrounding area and/or buildings that have a notable impact on the skyline of the borough and/or buildings that are more than 25 metres high adjacent to the River Thames or more than 30 metres high elsewhere in the borough. <p>Locations</p>	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
							Text (refer to 1.1 and Chapter 3, Chapter 4) Mapped (refer to map 1.2 and area based sensitivity maps in Chapter 4).	
Lewisham	New emerging Local Plan Regulation 18 – early 2021 Yes (All) Definition (refer QD4): buildings that cause a significant change to the skyline and which: a. Are 30 metres or more in height, except in the designated Thames Policy Area where they are buildings 25 metres or more in height; or b. Are significantly taller than the prevailing height of buildings in the immediate and surrounding area.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to QD4, Part 14) Mapped (refer to Figure 5.1) *Figure 5.2 Tall buildings sensitivity plan. Underpinned by draft tall Buildings Study (which is also underpinned itself by local Characterisation Study) (refer to links at right).	No	No *Note: identifies tall building sensitivity plan (Figure 5.2).		Draft Lewisham Tall Buildings Study, 2021 Lewisham Characterisation Study, 2019	No
London Legacy Development Corporation	Legacy Corporation Local Plan, 2020 Yes (Part) Definition (refer to policy BN.5, Sub Areas 1 – 4): Those that are higher than a Sub Area’s prevailing or generally expected height as set out in this Plan at tables 10, 11, 12 and 13 Table 10 – prevailing height 20m Table 11 – prevailing height 20m – 30m Table 12 – prevailing height 30m Table 13 - prevailing height 10m – 30m	Tables 10 – 12: Yes (Numeric) Table 13: No (defined threshold lower than London Plan default)	Yes but process unclear Locations Text (refer to policy BN.5) *Bromley-by-Bow SPD may be helpful (refer to link at right).	No	No	Bromley-by-Bow SPD, 2017 Definition (refer to 9. Heights and massing): Above 18 m. Locations Text (refer to 9.) Mapped (refer to Map 8) Tied to the LLDC Local Plan 2015 (refer to policy BN.10)		No
Merton	Merton Core Planning Strategy, 2011 No Definition	No (refer to London Plan default)	Yes Locations Text (refer to 22 Design – Policy 14)	No	No		Merton Council Tall Buildings background paper LDF, 2010 Definition (refer to 1.4): Buildings that are ‘substantially taller than their surroundings, cause a	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
			Underpinned by Tall Buildings background paper (see link at right).				<p>significant change on the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor'</p> <p>Locations Text (refer to Chapter 4), Mapped (refer to Figure 41). Identified locations considered inappropriate for tall buildings (refer to 3.8.20, 3.8.29).</p> <p>Heights (refer to 3.5 and figure 21) Varies across the borough dependent on prevailing height in an area</p>	
Merton	New emerging Local Plan: Currently Stage 3 Draft Local Plan: https://www.merton.gov.uk/planning-and-buildings/planning/local-plan/newlocalplan Yes Policy D12.6	Yes (refers to London Plan definition)	No	No	No		Merton's Borough Character Study	No
Newham	Newham Local Plan, 2018 Yes (All) Definition (refer to policy SP4 2.38): A tall building is considered to be six or more storeys and all proposals containing buildings of this height should be assessed against it.	Yes (Numeric)	<p>Yes Location Text (refer to policy SP4, appendix 1) Mapped (refer to figures 3.1, 3.2).</p> <p>Underpinned by evidence base Tall Buildings Study (see link at right).</p>	No	No		<p>Newham Local Plan Evidence Base Tall Buildings Study, 2018</p> <p>Definition (refer to 6. And 7.): 6. A 'tall building' is considered 5 to be: any building of six or more storeys in height equivalent to approximately 18.6-20.15m in height</p> <p>7. Newham's policy approach is for three categories of tall building: 6 to 8 storeys; 8 to 19 storeys; and 20 plus storeys. These categories are equivalent to: 'midrise tall building', 'tall building' and 'very tall building'</p>	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
Newham	Stratford Metropolitan Masterplan Development Framework, 2011 Yes (Part) Definition (refer to Chapter 2): Defines tall buildings as types of 'landmarks'.	Yes (Subjective/refer to London Plan default)	Yes but process unclear Locations Text and mapped (refer to Chapter 2 section on Heights on the High Street: In Focus)	Yes Heights Varies depending on location between 8 – 40 storeys.	No			Yes
OPDC	OPDC draft Local Plan, 2019 main modifications and submission stage Yes (Part) Definition (refer to policy D5): Above 15 storeys or above a minimum of 48 metres above ground level.	Yes (Numeric)	Yes Locations Mapped (refer to Figure 3.15) Underpinned by OPDC Buildings Statement Local Plan Supporting Study, 2018 (linked at right).	No	No		Key documents: https://www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc/get-involved-opdc/local-plan/submission-and-examination/opdc-local-plan-submission-key-documents OPDC Buildings Statement Local Plan Supporting Study, 2018 Definition (refer to Part 2) Above 15 storeys or above a minimum of 48 metres above ground level. Locations Text (refer to Part 3) Mapped (refer to Figure 2) *Sensitive locations also mapped (refer to figure 3)	Similar timescales
Redbridge	Redbridge Local Plan 2015 – 2030, 2018 Yes (All) Definition (refer to policy LP27) Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline, or are larger than the threshold sizes set for the referral of planning applications to the Mayor	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to policy LP27) Mapped (refer to the policies map) Underpinned by Tall Buildings Study (refer to link at right).	No	No		Tall Buildings Study, 2017 Locations Text (refer to Part 8) Mapped (refer to Figure 1) Heights (refer to Figure 163) no specific heights identified). Characterisation Study, 2014 Part 1 Part 2 Part 3	Yes
Richmond Upon Thames	Local Plan Review 2015-18, 2018 Yes (All)	Yes (Numeric)	No	No	No		Borough-wide Sustainable Urban Development Study, 2008	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	<p>Definition (refer to Appendix 7 - Glossary): Tall buildings defined as buildings of 18m in height (approximately six storeys), or taller, above existing ground level.</p> <p>*Also has a definition for 'taller' buildings - Taller buildings defined as buildings that are significantly taller than their neighbours but less than 18m in height (below six storeys)</p>						<p>Definition (refer to 1.19): Tall buildings defined as buildings of 18m in height (approximately six storeys), or taller, above existing ground level</p> <p>Locations Text (refer to Part 5). Mapped refer to Key Findings Plan, Sieve 3a Plan, Sieve 3 Results Plan, page 62, page 64)</p>	
Richmond Upon Thames	<p>Emerging new Local Plan No Definition</p>	No (refer to London Plan default)	No	No	No		Urban design study	No
Southwark	<p>Southwark Council Core Strategy, 2011 Core Strategy Proposals Map Yes (All) Definition (refer to Strategic Policy 12 'Fact Box'): Higher than 30m or 25 in Thames Policy Area and/or which significantly change the skyline... In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.</p>	Yes (Subjective/refer to London Plan default)	<p>Yes Locations Text (Refer to Section 4 throughout by specific areas; Strategic Policy 12 (4) and supporting text.</p> <p>Detail to be provided in future SPD/OAF).</p> <p>Mapped (refer to Figure 9, Figure 12).</p> <p>Underpinned by evidence base work (refer to links at right).</p>	No	No	<p>Elephant and Castle SPD, 2012 Locations Text (refer to SPD 17, Section 5 Character areas). Mapped (refer to individual Character areas)</p> <p>Refers to general areas that are not appropriate for tall buildings as well.</p> <p>Heights (Refer to policy SPD 17)</p>	<p>Background evidence base associated with the Core Strategy: Core Strategy Boroughwide Tall Building Background Paper, 2010 Boroughwide Tall Buildings Research paper, 2010</p> <p>Core Strategy: Bankside, Borough and London Bridge Opportunity Area : Stage 1 - Tall Building Research Paper (CDD2).</p>	Yes
Southwark	<p>Old Kent Road Area Action Plan: December 2020 draft No Definition</p>	No (refer to London Plan default)	<p>Yes Locations Still a draft – current status out for consultation (ending 5 April 2021).</p> <p>Text (refer to AAP 8) Mapped (Figure 12)</p>	<p>Yes Heights (refer to AAP 8; individual Sub Areas): Tall buildings categorised into three 'tiers' and sites identified Tier one – over 20 storeys Tier 2 – 16-20 storeys Tier 3 – up to 15 storeys.</p>	No			No

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
				Buildings not defined within the tiers expected to be of a scale 3 – 11 storeys.				
Southwark	Canada Water Area Action Plan, 2015 Yes (Part) Definition (refer to policy 17): Tall buildings are those which are higher than 30 metres (or 25 metres in the Thames Policy Area) and/or which significantly change the skyline. 30 metres is approximately the height of a 10 storey block of flats or a 7-10 storey office building. In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to policy 17) Mapped (refer to figure 9) Supporting text also talks about locations sensitive to tall buildings.	Yes Heights Refer to policy 17 including supporting text, and figure 9.	No Tall Building proposals required to meet the requirements of policy 17			Yes
Southwark	Peckham and Nunhead Area Action Plan, 2014 Yes (Part) Definition (refer to policy 26): Tall buildings are those which are higher than 30 metres (or 25 metres in the Thames Policy Area) and/or which significantly change the skyline. 30 metres is approximately the height of a 10 storey block of flats or a 7-10 storey office building. In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to policy 26 and Appendix C) Mapped (refer to Appendix C)	Yes Heights (refer to Policy 26): Varies between areas from 2-4 storeys to 20 storeys.	No			Yes
Southwark	Aylesbury Area Action Plan, 2010	No (refer to London Plan default)	Yes Locations	Yes	No			Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	No Definition		Text (refer to 4.4) Mapped (refer to Figure 10, also Figure A6.1)	Heights (refer to 4.4 and Figure 10) Vary across sites from 2-4 storeys to 10-15 storeys.				
Southwark	New Emerging Local Plan New Southwark Plan Submission Version, 2020 Yes (All) Definition (refer to P16 and Glossary): Tall Buildings are above 30m except where they are 25m in the Thames Special Policy Area, and also where they are significantly higher than surrounding buildings or their emerging context.	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to P16; Bankside and Site Allocations) Mapped (refer to figure 4; Site Allocations with individual sites mapped). Underpinned by Tall Buildings background paper (refer to link at right).	Unclear Heights In some cases. Site Allocations identify potential appropriate heights for some locations e.g. NSP71: Aylesham Centre and Peckham Bus Station – up to 20 storeys; NSP74: Copeland Industrial Park and 1-27 Bournemouth Road, Peckham - opportunity for a taller landmark building of up to 15 storeys towards the east of the site.	No		New Southwark Plan Background Paper Tall Buildings, 2020	No
Sutton	Sutton Local Plan 2016-2031, 2018 Yes (All) Definition (refer to policy 28): “Taller buildings” categorised into 3 groups: <ul style="list-style-type: none"> • Mid-Rise Buildings: Are considered to be tall in the context of relatively low-rise development. In absolute terms, they are in the region of 4 to 6 storeys (12 to 18m). • Tall Buildings: Are significantly taller than the mean height of surrounding development and will have a range of 7 to 10 storeys (21 to 30m). • Very Tall Buildings: Are excessively taller than the surrounding built 	Yes (Numeric)	Yes Locations Text (refer to Policy 3, policy 28) Mapped (refer to Appendix 7 maps 7.1 and 7.2 and policies map) Underpinned by Tall Buildings Study (refer to link at right)	Yes Heights (refer to Appendix 7) Varies between sites as above – 4 to 11+ storeys.	No		Sutton town centre urban design framework, 2009 Sutton Tall Building Study, 2008	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	form and will be from 11 storeys upwards.							
Tower Hamlets	<p>Tower Hamlets Local Plan 2031, 2020</p> <p>Refer to policies part 1 Local Plan Section 3 Policies</p> <p>Yes (All)</p> <p>Definition (refer to Glossary):</p> <p>Any building that is significantly taller than its local context and/or has a significant impact on the skyline. Within the borough, buildings of more than 30 metres, or those which are more than twice the prevailing height of surrounding buildings (whichever is less) will be considered to be a tall building.</p>	Yes (Subjective/refer to London Plan default)	<p>Yes</p> <p>Locations</p> <p>Text (refer to policy D.DH6 – in policies part 1) ‘Tall Building Zones’ Mapped (Policies Map, Figure 7).</p> <p>Underpinned by evidence base work including Tall Buildings Study (refer to links at right).</p>	<p>Unclear</p> <p>*Only some general references to how appropriate heights should be considered/determined - refer to policy D.DH4 paragraph 8.45 and policy D.DH6 including table on page 60, paragraphs 8.71, 8.74.</p> <p>Paragraph 8.71 refers to Tall Building Study that should be read alongside policy D.DH6 – study includes detailed guidance re location and height of tall buildings.</p>	<p>No</p> <p>Refer to policy D.DH6 part 3</p> <p>Development outside of designated tall building zones will be supported provided they meet the requirements set out in that policy.</p>		<p>Tall Buildings Study, 2018</p> <p>Definition</p> <p>(refer to 5.2, table 5.1)</p> <p>Locations</p> <p>Text (refer to table 5.1, Part 6)</p> <p>Heights (refer to individual sites in part 6)</p> <p>Aldgate Masterplan, 2007</p> <p>Locations</p> <p>Text (refer to Part 6 Tall Buildings page 47) Mapped (refer to Map 3, Map 4).</p> <p>Heights (refer to Part 6 Tall Buildings)</p> <p>Planning permission has recently been granted for a group of three buildings in the centre of Aldgate Gyrotory, the tallest of which will be 22 commercial storeys (102 metres). Building heights in the remainder of the Masterplan area should decrease away from this central cluster of buildings.</p>	No
Waltham Forest	<p>Waltham Forest Local Plan Core Strategy, 2012</p> <p>Yes (All)</p> <p>Definition (refer to Part CS15, 18.19)</p> <p>Ten storeys and above (26 metres above natural ground level).</p>	Yes (Numeric)	<p>Yes</p> <p>Locations</p> <p>Text (refer to CS15 part C).</p> <p>Underpinned by Urban Design SPD (refer to link at right).</p>	<p>Yes</p> <p>Heights (refer to policy IS 3)</p> <p>Set out in Appendix 1 ‘Tall Buildings Maps’ in the Site Specific Allocations Document</p>	Yes	Urban Design SPD, 2010		Yes
Waltham Forest	<p>London Borough of Waltham Forest Development Management Policies Local Plan, 2013</p>	Yes (Numeric)	Yes	No	No			Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	<p>Yes (All) Definition (refer to policy DM31) Ten storeys and above (26 metres above natural ground level).</p>		<p>Text refers back to Core Strategy policy CS15 (refer to policy DM31, 32.4).</p>					
Waltham Forest	<p>Emerging Local Plan Waltham Forest local plan (LP1) 2020–2035, 2020 Yes (All) Definition (refer to Policy 57) “Taller” buildings are those that are taller than their prevailing context and the typical shoulder heights proposed in a development. “Tall” buildings are substantially taller, making a significant impact on the skyline of the borough.</p>	<p>Yes (Subjective/refer to London Plan default)</p>	<p>Yes Locations Text (refer to Policy 4, Figure 4.1, Policy 57). Underpinned by evidence base work Character and Intensification Study (refer to link at right).</p>	<p>Yes Heights (refer to Policy 57 part D, Table 14.1) Range between 10 – 18+ storeys.</p>	<p>No Refer to Policy 57 part B</p>		<p>Waltham Forest Character and Intensification Study, 2019</p>	No
Wandsworth	<p>Wandsworth Local Plan Core Strategy, 2016 Yes (All) Definition (refer policy IS 3 part d) Those which are substantially taller than the prevailing height of neighbouring buildings and/or which significantly change the skyline.</p>	<p>Yes (Subjective/refer to London Plan default)</p>	<p>Yes Locations Text (refer to policies: PL8, PL9, PL11, PL12, PL13, PL14, SI 3 (d)) Mapped (refer to Map 17). Underpinned by SPD and evidence base work including Tall Building focused studies (refer to links at right).</p>	<p>Yes Heights (refer to policy IS 3) Set out in Appendix 1 ‘Tall Buildings Maps’ in the Site Specific Allocations Document</p>	<p>Unclear Tall Buildings are likely to be inappropriate in other areas to those identified in policy SI 3 d. Criteria for the assessment of tall buildings is set out in DMPD Policy DMS4</p>	<p>Lombard Road/York Road Riverside Focal Point SPD, 2015 Definition (refer to page 9); Specific to identified sites – between 5-9 storeys. Locations Text (refer to the Tall Buildings section on page 9). Mapped (refer to map on page 8). * See Part 3 Sites – each individual site for more detail. Heights (refer to Map on page 8). Varies between 5-9 storeys (map identifies the height (storeys) at which a building would be considered ‘tall’ for different sites.</p>	<p>Council's Stage 1 Urban Design Statement - Tall Buildings, 2009 The Stage Two Urban Design Study - Tall Buildings, 2011</p>	Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
						*Note part of the site considered inappropriate for tall buildings).		
Wandsworth	Wandsworth Local Plan Development Management Policies Document, 2016 No Definition	No (refer to London Plan default)	Yes Locations Text (refer to policy DMS 4, Table 2.1) Locations (and heights) of inappropriate areas also identified (refer to table 2.1). Mapped (refer to policy DMS 4 Map 1, Appendix 1 'Tall Buildings Maps' in the Site Specific Allocations Document). Underpinned by SPD and evidence base work including Urban Design Study and Tall Building focused studies (refer to Core Strategy above).	Yes Heights (refer to policy DMS 4) Refer to Appendix 1 'Tall Buildings Maps' in the Site Specific Allocations Document. Locations (and heights) of inappropriate areas also identified (refer to table 2.1). Varies 5-11 storeys.	Unclear			Yes
Wandsworth	Wandsworth Local Plan Site Specific Allocations Document, 2016 No Definition	No (refer to London Plan default)	Yes Locations Text (refer to each site allocation) Mapped (refer to each site allocation and Appendix 1 'Tall Buildings Maps' in the Site Specific Allocations Document). Underpinned by SPD and evidence base work including Urban Design Study and Tall Building focused studies (refer to Core Strategy above).	Yes Heights (refer to Appendix 1 maps) Sites categorised as 'inappropriate', 'sensitive' or 'appropriate' for tall buildings. Height at which buildings are considered 'tall' – see number on each identified site.				Yes
Wandsworth	Vauxhall Nine Elms VNEB Opportunity Area Planning Framework, 2012 Yes (Part) Definition (refer to 8.1) Refers back to Core Strategy, 2010 definition (policy IS3): Those which are substantially taller than the prevailing height of neighbouring buildings and/or which significantly change the skyline	Yes (Subjective/refer to London Plan default)	Yes Locations Text (refer to 8.1). Refers back to Core Strategy, 2010 definition (policy IS3). Mapped (refer to Chapter 8 figure 8.1, 8.3 and 8.4). Underpinned by Core Strategy (including evidence base), also Local Views SPD (refer to link at right)	Yes Heights (refer to Figures 8.3, 8.4 and 8.7) Varies dependent on location: Albert Embankment – 80-90 m Nine Elms and Battersea – 60-70m Vauxhall – 150m *The Vauxhall Tower is to be the pinnacle of the future cluster at 180m	No	Local Views SPD, 2014		Yes

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
Wandsworth	<p>New emerging Local Plan Wandsworth Local Plan Pre-Publication Regulation 18 Consultation Version November 2020</p> <p>Yes (All) Definition Buildings which are either 8 storeys or taller; or are 50% higher than the prevailing height of the character area/sub-area within which they are proposed to be located will be considered as 'tall' (whichever is the smaller).</p> <p>Table 23.1 identifies local definitions of 'tall', height range between 5 – 8 storeys</p>	Yes (Subjective/refer to London Plan default)	<p>Yes Locations Text (refer to Policy LP 4) Mapped (refer to Appendix 2 Figures 2 to 10).</p> <p>Underpinned by Urban Design Study (refer to link at right).</p>	<p>Unclear Heights (refer to Appendix 2 Table 23.1)</p> <p>Table 23.1 identifies local definitions of 'tall', height range between 5 – 8 storeys</p> <p>*Note: unclear because heights in the table are thresholds for 'tall' not what is considered maximum appropriate height.</p>	No Refer to Policy LP 4 part D.		Urban design study, 2020	No
Westminster	<p>Westminster's City Plan, 2016</p> <p>Yes (All) Definition (refer to Glossary): A building significantly taller than its surroundings</p>	Yes (Subjective/refer to London Plan default)	<p>Yes but process unclear Locations Text and mapped (refer Westminster's Opportunity Areas S3 Paddington Opportunity Area, S4 Victoria OA, Part 5 S26 Views.</p>	No	No			Yes
Westminster	<p>Unitary Development Plan (UDP), 2007</p> <p>Yes (All) Definition (refer to policy DES 3) "High Buildings" defined as being that which is significantly higher than its surroundings.</p>	Yes (Subjective/refer to London Plan default)	<p>Yes but process unclear Locations Text (refer to DES 3)</p>	No	No			Yes
Westminster	<p>New Local Plan April 2021 City Plan 2019 – 2040</p> <p>Yes (All) Definition (refer to policy 41 and 42): Tall buildings are defined as buildings of twice the prevailing context height or higher or those which will result in a significant change to the skyline. In all locations proposals for tall</p>	No as height reference of 30m removed so definition is relative (Subjective/refer to London Plan default)	<p>Yes Locations Text (refer to policy 41 part C).</p> <p>Policy 42 part also references housing renewal areas.</p> <p>Underpinned by Building Heights Study (refer to link at right).</p>	<p>Yes Heights (refer to policy 41 part C) Varies for each site identified.</p>	Yes Policy 41 states that D. Proposals for tall buildings outside of the areas identified in clause C will not generally be acceptable, and will need to demonstrate how they (in addition to the general		Westminster City Council Building Heights Study, 2019	No

Borough	Question 1	Question 2	Question 3	Question 4	Question 5	Question 6	Question 7	Question 8
	buildings will need to satisfy both the general principles in clause B and relevant locational principles in clauses C and D				principles under clause B):			