

The Town and Country Planning (Local Planning) (England) Regulations 2012

Offices Supplementary Planning Document

Adoption Statement

June 2026



1. This adoption statement is published to meet the requirements of Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. The City of London Offices Supplementary Planning Document (SPD) was adopted on 22 June 2026. The SPD will be implemented from 16 November 2026. The purpose of the SPD is to provide guidance on the application of policies relating to offices within the City Plan 2040.
3. In accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 formal public consultation on the draft SPD was conducted between 16 March and 15 April 2026. Pursuant to section 23(1) of the Planning and Compulsory Purchase Act 2004, the City Corporation made modifications to the SPD following consultation. Appendix 1 to this statement sets out the modifications made to the SPD to take account of representations made during the consultation period and other matters the City Corporation considered relevant, including factual and clarification corrections.
4. An Equalities Assessment Screening was completed and a full screening is not considered necessary for the implementation of the SPD. A Strategic Environmental Assessment (SEA) screening was completed and concluded that a full SEA is not required.
5. In accordance with Regulations 14 and 35 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012, this Adoption Statement and the Offices SPD is published on the City Corporation website at <https://www.cityoflondon.gov.uk/services/planning/planning-policy/planning-guidance> and will be made available for inspection at the following locations for 3 months:
 - Guildhall North Wing Reception
 - Artizan Library
 - Barbican Library
 - Guildhall Library
 - Shoe Lane Library
6. A copy of this Adoption Statement will also be sent to all contacts registered on the City Corporation's Local Plan Consultation Database and to those that made representations during the consultation period.
7. Pursuant to Section 11(2) of the Town and Country Planning (Local Planning) (England) Regulations 2012 any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and, in any event, not later than 3 months after the date on which the SPD was adopted (by 21 September 2026).
8. If you have any questions or require further information, please email PlanningPolicyConsultations@cityoflondon.gov.uk.

Schedule of changes to Offices Supplementary Planning Document

Page	Para-graph	Change	Reason for Change
2	1.1	Edited sentence to “a minimum of” 1.6 million sqm GIA of new office floorspace required between 2030 and 2040	To be aligned with wording in City Plan 2040.
2	1.2	Edited sentence: to “the aims of the SPD are to protect strategically importance office and accommodation and maintain a sufficient supply of office space suitable to meet the requirements of a variety of sectors and markets”	Following consultation comment to clarify what the aims are.
2	1.3	Clarified beginning of sentence: “Once adopted and fully implemented, the SPD will considered and referred to by decision-makers within the City Corporation.”	Revised as this is the draft SPD for adoption.
3	1.4	Define NPPF as National Planning Policy Framework	For clarity.
4	1.8	Clarified sentence: “This guidance in this SPD should also be considered alongside all policies of the City Plan 2040, including those which set out other particular requirements to address local issues such as Policy HS1: Location of New Housing (2), Policy HS6: Student accommodation and hostels (1d), Policy HL3: Noise (2) and Policy HE1: Managing the historic Environment.”	Included policies on alternative uses and the historic environment following consultation comments.
5	1.11	Provided further guidance into other uses of the City: The primary business function of the City is supported by other uses, infrastructure and services, to ensure that it can function successfully on a day to day basis. This includes student accommodation and hotels. In accordance with City Plan PolicyHS6, student accommodation will be permitted where (6) they would not prejudice the primary business function of the City, or result in the loss of suitably located and viable office floorspace, contrary to Policy OF2. City Plan Policy CV4 allows for the provision of hotels and other visitor accommodation where they (1) comply with the requirements of OF2. Hotel accommodation is important to cater for business visitors wishing to stay in the City, as well as leisure visitors.	Following consultation comments requesting for alternative uses which support the business City to be recognised.

Page	Para-graph	Change	Reason for Change
7	2.1	Clarified sentence: “Offices in the City enjoy unparalleled levels of connectivity to a rich talent pool, with over 6.37 million people of working age who can access the City within 60 minutes, which is around a quarter of the working age population of England and Wales.”	Updated following further research by officers.
7	2.5	Edited sentence: “Office occupiers and investment funds increasingly prioritise the sustainability credentials of new and refurbished office buildings to align with the personal goals of their workforce or to meet corporate sustainability goals.”	To improve the flow of the paragraph.
8	2.7	Included discussion into what occupiers are increasingly looking for: “Increasingly occupiers are looking for premises that can give their employees a good workplace experience, one that is compelling to staff who have choice in where they work. The workplace experience includes not only the office but the surrounding environment. In interviews with City workers, diversity of both convenience and comparison retail provision was consistently named as a top priority outside of the office.”	Following consultation comments in the residents consultation session during Regulation 13.
8	2.8	Edited sentence to: “Demand is driven for offices as places for collaboration and socialising,”	To improve the flow of the paragraph.
8	2.8	Clarified what occupiers are looking for within an office: “This means that some occupiers and workers are increasingly expecting office to be all encompassing with leisure amenities, fostering a sense of community and catering to both personal and professional needs, so potential occupiers tend to look for workspaces that prioritise wellbeing, productivity and comfort as a necessity.”	To improve the flow of the paragraph.
8	2.9	Included section discussing agglomeration: “Businesses in the Square Mile are enhanced by the effects of agglomeration. Agglomeration occurs when firms and workers derive benefits from being in close	Further detail included on the benefits of

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		proximity to one another. The benefits of agglomeration, such as superior economic performance, increase with scale because as the size of the market increases, opportunities to achieve better economic outcomes also increase. Knowledge sectors, which are more sensitive to agglomeration, are more productive in central London than elsewhere. Proximity can breed more communication and feedback than remote work environments, with long term social capital growing with communication and feedback making workers and firms more productive in the long term. For example, the Bank of England has been located within the City of London since 1694 and on Threadneedle since 1734 and the Middle Temple has been in its location along the Thames since the 1500s. The locational expertise from the finance sector and their offices near the Bank of England and the clustering of lawyers near the Middle Temple and courts of law over the long term has been able to foster the exchange of ideas and information, known as knowledge spillover. The longstanding economic concentration of commerce in the Square Mile highlights the importance of protection and enhancement of existing offices.”	agglomeration in the Square Mile.
10	3.5	Clarified sentence: “The City’s Office stock is spread across all parts of the Square Mile, and it is this breadth concentration and volume of offices that make the City such an important location for continued economic growth.”	To improve the flow of the paragraph.
10	3.6	Edited paragraph: “This section sets out the importance of a site or building’s particular location in the determination of whether it would be considered ‘strategically important’. Generally, a location within a building area, key area of change or near a key transport node means that a site would be highly likely to be considered ‘strategically important’ in the context of Policy OF2.”	Updated references throughout the SPD to highlight how offices are considered strategically important, in alignment with City Plan policy.

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10	3.7	Edited sentence to: “Given the role that the City as a whole plays in providing office space and the potential for development, for the implementation of City Plan Policy OF2 (1a), all offices larger than 5,000sqm (GIA) in any location in the City are highly likely to be considered to be strategically important.”	Included a determination of likelihood for scale of offices.
10		City Cluster KAOC/City Cluster Tall Building Area, Liverpool Street KAOC/Broadgate Tall Building Area, Fleet Valley Tall Building Area	Included the Fleet Valley Tall Building Area into the category.
10	3.8	Edited sentence: “KAOC, Fleet Valley Tall Building Area and the City Cluster KOAC contain major concentrations of existing offices that contribute to the strategically important business function of the Square Mile. These areas also enjoy exceptional accessibility by public transport from multiple transport nodes. All three tall building areas have significant potential for office uplift from sites within these areas despite some challenging and complex street patterns, views issues and constraints. For these reasons, all offices in these areas are highly likely to be considered strategically important (regardless of scale, type and other criteria).”	Included the Fleet Valley Tall Building Area into the category as it is an area with significant uplift potential in the City, so it is highly likely they these offices will be considered strategically important.
	3.11	Paragraph elaborates more an area’s location to transport nodes: “The most sought after locations for occupiers are where multiple amenities and services and excellent transport connections overlap. These are also highly sustainable locations for offices and office development. The closer an office is located to a key transport node, the more strategically important the building or site is likely to be considered. Specific distances provided in this SPD should be used as a general guide.”	Updated following consultation comments from stakeholders that the closer an office is to a key transport node, the more strategically important it should be considered.
	3.12	Paragraph elaborates further about the location of sites:	Following consultation comments, three categories for proximity to key transport

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		“Exceptionally well-located sites in very close proximity to the key transport nodes of the Elizabeth line, mainline rail and Bank underground are high likely to be considered to be strategically important. Offices within 250m of entrances of these key transport nodes are high likely to be considered strategically important. Offices between 250-500m of a key transport node are likely to be considered strategically important and this is more likely where the office is a modern type, and depending on which KOAC it is in and whether it has uplift potential. Sites further than 500m from these key transport nodes entrances are less likely to be considered strategically important against the other location, size and type considerations within this SPD.”	nodes were identified replacing the one category of within a 5 minute walk.
12	3.13	Created title: “Fleet Street and Ludgate KAOC”	Following consultation comments, the Fleet Street and Ludgate KAOC was separated out from the Fleet Valley Tall Building Area.
12	3.13	Includes further guidance into protecting existing office use: “City Plan Policy S22 Fleet Street and Ludgate KAOC seeks to protect existing office use in the area, and recognises and supports the character and function of the areas as a centre for judicial and related businesses. City Plan Policy S22 encourages office led redevelopments with a mix complementary retail, leisure and cultural uses which enhance the area’s rich heritage and culture. The London Plan CAZ diagram identifies part of the area as a legal cluster. Sites in the Fleet Street and Ludgate KAOC are therefore likely to be considered strategically important, especially where they are of a modern type or have uplift potential, or are near to key transport nodes.”	Following consultation comments, the Fleet Street and Ludgate KAOC was separated out from the Fleet Valley Tall Building Area.
12	3.15	Included further guidance and clarity within this paragraph:	Revised the wording to denote how likely the office

Page	Para-graph	Change	Reason for Change
		“For the above reasoning in these locations, larger office – those with over 5,000sqm (GIA) of floorspace – are highly likely to be considered strategically important for the implementation of City Plan Policy OF2 and Policy S20. Smaller (less than 5,000sqm (GIA)) modern offices that have the potential to meet the current demand are likely to be considered strategically important in these locations as part of the mixed use environment, depending on assessment against other parts of this SPD.”	would be considered to be strategically important.
12	3.16	Included further guidance and clarity within this paragraph: “To maintain an appropriate mix of uses and a variation in sizes of offices in the Aldgate, Tower and Portsoken KAOC area, when considering scale there may also be circumstances where a site of under 5,000 sqm may be considered of a strategically important. Decisions on change of use in the area will consider the potential cumulative impact of the losses.”	Revised the wording to denote how likely the office would be considered to be strategically important.
12	3.17	Clarified type of locations: “While offices do not make the largest proportion of land use in the area, they plan an important role in the mix of uses in the area as well as making a critical contribution to the strategic office function of the City in a highly connected location near key transport nodes. Offices within this KAOC which are close to key transport nodes are highly likely to be considered strategically important.”	Revised the wording to denote how likely the office would be considered to be strategically important.
13	3.18	Included further guidance about the strategic importance of an office: “There are a range of different types of office buildings in the City from modern tall buildings in the City Cluster, to mid-scale near Fleet Street and heritage assets close to Bank underground stations (although all areas have a mix of office types).	Revised the wording to denote how likely the office would be considered to be strategically important.

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		Whether an office is of strategically important type will depend on a range of different site-specific considerations in relations to format, age and design.”	
13	3.19	Edited paragraph: “These can generally be categorised as ‘modern’ office types, as they have usually been built or substantially refurbished in the 21st Century. It is anticipated that these buildings typologies will be able to meet the needs of occupiers, and are less likely to be considered for a change of use away from office. Therefore, these forms and formats of offices are highly likely to be considered important in the context of OF2, to be considered alongside other factors and considerations within the SPD, including location and scale.”	To improve detail following a review by officers.
13	3.20	Edited paragraph: Research finds that highly skilled workers in particular industries are drawn to places that have more historic landmarks and historic buildings as these places are perceived to be more attractive, in the City this includes historic buildings that meet modern office needs. The City of London have over 600 listed buildings and many non-designated heritage assets. The historic buildings of the City of London are often attractive for occupation by firms who place a premium on heritage, authenticity and distinctiveness. Offices within historic buildings can attract occupiers who seek an image of reliability and stability, such as private finance and law.”	Following consultation comments, the paragraph was revised to clarify that it discussing offices located within historic buildings.
13	3.21	Further guidance about the challenges of the maintenance of the office use: “In some cases, heritage assets may present particular challenges to the maintenance of the office use, where the significance of the heritage assets could be affected by alterations required to upgrade the building to modern standards. However, under other circumstances a change of use may also mean that the	Revised following consultation comments suggesting that historic buildings can be adaptable but advice should be sought at an early stage.

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		significance is more likely to be conserved. Advice should be sought at an early stage from the City of London Corporation Planning (Design) team to handle the sensitivities of historic buildings to facilitate their continued use.”	
14	3.23	Edited sentence: “Any office building with floorspace of 5,000sqm and greater is highly likely to be considered strategically important, regardless of type or location.”	Revised the wording to denote how likely the office would be considered to be strategically important.
14	3.24	Edited paragraph: “For offices generally between 2,500 sqm and 5,000 sqm the likelihood of being considered strategically important is informed by its location. Offices of this scale in close proximity to key transport nodes, the City Cluster KAOC/Tall Building Area, Liverpool Street KAOC/Broadgate Tall Building Area, Blackfriars KAOC, Pool of London KAOC and Fleet Street and Ludgate KAOC are highly likely to be considered strategically important. Offices generally between 2,500 and 5,000 located in the Aldgate, Tower and Portsoken KAOC and Smithfield and Barbican KAOC are likely to be considered strategic.”	Revised the wording to denote how likely the office would be considered to be strategically important.
14	3.25	Edited paragraph: “Offices in the City Cluster KAOC/ Tall Building Area, Liverpool Street KAOC/Broadgate Tall Building Area, Fleet Valley Tall Building Area, Blackfriars KAOC, Pool of London KAOC and Fleet Street and Ludgate KAOC areas generally between 1,000 sqm and 2,5000 sqm are likely to be considered important. Offices in the Aldgate, Tower and Portsoken KAOC and the Barbican and Smithfield KAOC may be considered strategically important.	Revised the wording to denote how likely the office would be considered to be strategically important.
14	3.26	Provided further clarity about strategically important offices:	Revised the wording to denote how likely the office

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		“Office buildings under 1,000 sqm in size are less likely to be considered strategically important office space except where the site has the potential for uplift in floorspace. Potential for uplift could be through individual site development or, in some instances, through marriage value with other adjacent sites. The greater the potential of uplift, the more strategically important the site is likely to be considered. As per OF2(d), a loss of office floorspace may be appropriate at ground or below ground levels, where the proposed new uses would be complementary to continued office use on upper floors.”	would be considered to be strategically important.
14	3.27	Edited sentence: “To ensure the right balance of supply and a diversity of size of offices, an office under 5,000 sqm may be considered strategically important in relation to scale in particular locations when the supply is made up of smaller offices.”	Revised the wording to denote how likely the office would be considered to be strategically important.
15	3.28	Created interpretation for Diagram 1: “Diagram 1 sets out the circumstances where a site or existing office building may or may not be considered strategically important with reference to the scale, locations and types of offices. The diagram depicts arrows denoting likelihood of strategic importance for offices, covering factors of location, distance to key transport nodes, size, potential for uplift and type. The five indicators combined provide an indication of the conclusion as decision-maker may draw when determining whether a site or building is considered strategically important in the context of Policy OF2. For example, a site within the City Cluster Tall Building Area of over 5,000 sqm that is 250m from a key transport node and has high uplift potential is highly likely to be considered to be strategically important office space. A site within the Aldgate and Portsoken KAO of 2,000 sqm with little uplift potential is less likely to be considered strategically important. Additionally, where the assessment process may determine that a building or site falls on the lower end of the scale of strategic importance (as featured in the Figure) for one or more	Following consultation comments that found table 1 in the previous SPD to not be clear, Diagram 1 was developed to depict arrows denoting likelihood of strategic importance. The paragraph clarifies that Diagram 1 should be read alongside the SPD.

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		factors, an assessment against a higher end of the scale for another could still indicate that a building could be considered strategically important. Diagram 1 should be read alongside all of the remainder of this SPD.”	
16	3.28	Created diagram discussing: “Indicative representation of considerations of strategic importance.”	Following consultation comments that found table 1 in the previous SPD to not be clear, Diagram 1 was developed to depict arrows denoting likelihood of strategic importance. The paragraph clarifies that Diagram 1 should be read alongside the SPD.
17	4.5	Edited sentence: “Where is it not clear from the information submitted in support of a playing application whether a site or building may have uplift potential, the City Corporation may request some additional information from the applicant.”	Updated following consultation comments on whether additional information may be required or not.
18	5.3	Provided further clarity: “Information on current and most recent levels of business occupation across all floors, and the reasons for the entirety or parts of the building becoming vacant or underutilised.”	Updated following consultation comments that leasing arrangements can vary in buildings..
20	7.1	Provided further guidance about change of use of offices: “In considering such applications, it may be requested that a justificatory statement is provided in relation to the proposed change of use and how it related to the	Additional detail following a review by officers.

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		overall planning balance of the scheme, alongside a viability assessment (including third party review).	
21	8	Change of title “Measuring Outcomes”.	Revised to reflect the content of the section.
		Glossary was reviewed to update definitions, including but not limited to: 1. City Plan 2040 2. Heritage Asset 3. Tall Building Area	Additional detail following a review by officers.
24	Endnotes	Updates Endnotes • ARUP and Knight Frank. Future of Office Use, 2023. • Paul Swinney and Olivia Vera, “Office policies: London and the rise of home working,” Centre for Cities • Madgin, R., Leeson, A., MacKenzie, C., Gigante, L. and Rees, I. Connecting People and Place: Valuing the Felt Experiences of Historic Places, 2026. • Historic England. A Perspective on Agile Working in Historic Buildings, 2018. s, (2023).	Additional detail following a review by officers.
25	Appendix 1	Included final sentence:	Updated following the regulation 13 process.

Page	Para-graph	Change	Reason for Change
		"The Consultation Statement and Regulation 13 spreadsheet summarise Regulation 13 representation received in April 2026."	