

# Local Plan Monitoring Report – TALL BUILDINGS

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City of London

Local Plan Core Strategic Policy CS14: Tall Buildings

Period ending 31st March 2022



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### Executive Summary

#### Tall Buildings Key Statistics for 2021/22

- 4 Tall Building permitted in 2021/22 at 50 Fenchurch Street, 55 Gracechurch Street, 70 Gracechurch Street and 100 Fetter Lane.
- No Tall Buildings completed in 2021/22.
- 14 Tall Buildings in the planning pipeline, of which 7 are within the Eastern Cluster including 5 of the 6 schemes over 150m AOD.

In the City of London, the number of tall buildings and associated floorspace permitted and completed during the period 2011/12 to 2021/22 has varied.

There was a low level of tall building completions in 2011/12 and 2012/13 with higher levels in the following years peaking at three tall buildings completed in 2014/15 and four completed in 2018/19. Two tall buildings were completed in 2019/20 and three in 2020/21. There were no further completions in 2021/22.

Seven out of the fourteen tall buildings in the development pipeline are under construction and these are projected to be completed in the next six years.

Of the fourteen tall buildings within the development pipeline, ten are within the Eastern Cluster as set out in the City of London Local Plan 2015 Core Strategic Policy CS7.

### Section 1: Policy Context

The adopted London Plan 2021 and the City of London Local Plan 2015 set out the planning policy approach to tall buildings in the City of London.

London Plan Policy D9 requires that Development Plans should define what is considered to be a tall building and determine if there are locations where tall buildings may be an appropriate form of development, identifying locations and appropriate tall building heights.

Development proposals are required to address visual, functional, environmental and cumulative impacts of tall buildings. Tall buildings should provide free to enter publicly-accessible areas, where appropriate.

Visual impacts detailed in the policy include those from both local and strategic views, taking account of and avoiding harm to London's heritage assets and their setting, preserving the Outstanding Universal Value of World Heritage Sites and avoidance of a canyon effect in the Thames Policy Area.

In conformance with the London Plan, the City of London Local Plan Core Strategic Policy CS14 states:

**“To allow tall buildings of world class architecture and sustainable and accessible design in suitable locations and to ensure that they take full account of the character of their surroundings, enhance the skyline and provide a high-quality public realm at ground level, by:**

1. Permitting tall buildings on suitable sites within the City's Eastern Cluster.
2. Refusing planning permission for tall buildings within inappropriate areas, comprising: conservation areas; the St. Paul's Heights area; St. Paul's protected vista viewing corridors; and Monument views and setting, as defined on the Policies Map.
3. Elsewhere in the City, permitting proposals for tall buildings only on those sites which are considered suitable having regard to: the potential effect on the City skyline; the character and amenity of their surroundings, including the relationship with existing tall buildings; the significance of heritage assets and their settings; and the effect on historic skyline features.
4. Ensuring that tall building proposals do not adversely affect the operation of London's airports.”

The City of London Local Plan Core Strategic Policy CS7 sets out the planning policy approach to the Eastern Cluster, which contains the greatest density of businesses and jobs in the City and has fewer constraints on the development of tall buildings compared to other locations in the City of London.

**“To ensure that the Eastern Cluster can accommodate a significant growth in office floorspace and employment, while balancing the accommodation of tall buildings, transport, public realm and security and spread the benefits to the surrounding areas of the City, by:**

3. Delivering tall buildings on appropriate sites that enhance the overall appearance of the cluster on the skyline, and the relationship with the space around them at ground level, while adhering to the principles of sustainable design, conservation of heritage assets and their settings and taking account of their effect on the wider London skyline and protected views.”

### Section 2: Background

This monitoring paper sets out an analysis of the Tall Buildings Policy for the City of London.

- Section 3 analyses permitted tall buildings in the period 2011/12 to 2021/22.
- Section 4 analyses completed tall buildings in the period 2011/12 to 2021/22.
- Section 5 analyses the tall buildings development pipeline over the period 2011/12 to 2021/22 with details of the development pipeline as at 31<sup>st</sup> March 2022.

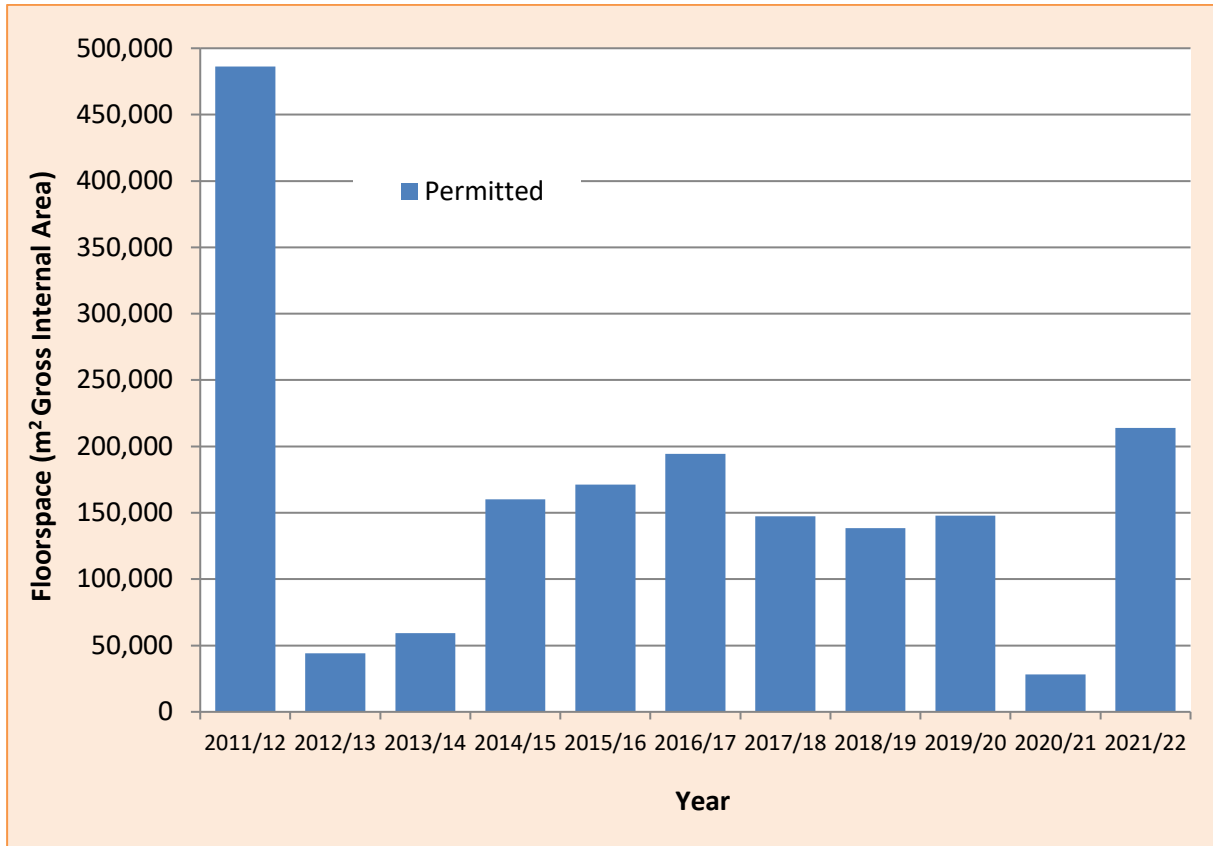
In association with this Tall Buildings Monitoring Report (CS14), the Protected Views Monitoring Paper (CS13) considers developments within the context of national, regional and local protected views applicable to the City of London. This is based on the updated [Tall Buildings](#) guidance published by Historic England in 2022 to encourage local planning authorities to consider the scope of tall buildings as part of strategic planning and to identify locations where tall buildings are and are not appropriate.

A separate Tall Buildings in the City of London report analyses the spatial context of the development of tall buildings in the City of London since the inception of the St Paul's Heights policy in the 1930s.

Building heights are measured in metres Above Ordnance Datum (AOD). The London Plan states that local development plans should define what is considered a tall building based on the local context. For the purposes of this report tall buildings are defined as over 75 metres AOD.

### Section 3: Tall Buildings Permitted

Graph 1 shows the total floorspace permitted within tall buildings per year since 2011/12. The floorspace and number of tall buildings permitted per year is summarised in Appendix 1 Table 1A.



Graph 1: Tall Buildings floorspace permitted by financial year (1<sup>st</sup> April to 31<sup>st</sup> March)

There were twenty-five tall buildings permitted over the period 2011/12 to 2021/22. An analysis of permitted schemes by financial years shows:

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<u>Year</u>	<u>Number of schemes</u>	<u>Sites</u>
2011/12	Seven tall buildings were permitted with significant level of floorspace.	5 Broadgate, London Wall Place, 1 Creechurch Place, 150 Bishopsgate and 1 New Street Square with over 307,000m <sup>2</sup> of floorspace plus an amended permission at 100 Bishopsgate, and a replacement permission at 120 Fenchurch Street.
2012/13	One tall building was permitted.	1 Angel Court with over 44,000m <sup>2</sup> of floorspace.
2013/14	One tall building was permitted.	52 Lime Street with over 59,000m <sup>2</sup> of floorspace.
2014/15	Two tall buildings were permitted.	40 Leadenhall Street and 80 Fenchurch Street with over 160,000m <sup>2</sup> of floorspace.
2015/16	Three tall buildings were permitted.	21 Moorfields, 6 - 8 Bishopsgate/150 Leadenhall Street and 130 Fenchurch Street with over 171,000m <sup>2</sup> of floorspace.
2016/17	One tall building was permitted.	Replacement permission at 22 Bishopsgate with over 194,000m <sup>2</sup> of floorspace.
2017/18	Two tall buildings were permitted.	Leadenhall Court and 2-3 Finsbury Avenue with over 147,000m <sup>2</sup> of floorspace.
2018/19	Two tall buildings were permitted plus three replacement permissions.	24 Bevis Marks and 100 Leadenhall Street with over 138,000m <sup>2</sup> of floorspace. The three permissions at 21 Moorfields, 6-8 Bishopsgate and Leadenhall Court were replacement permissions. 21 Moorfields and 6-8 Bishopsgate were already under construction at the time of the new permissions.
2019/20	One tall building was permitted.	1 Undershaft was permitted with nearly 148,000m <sup>2</sup> of floorspace.
2020/21	One tall building was permitted.	45 Moorfields was permitted with over 28,000m <sup>2</sup> of floorspace.

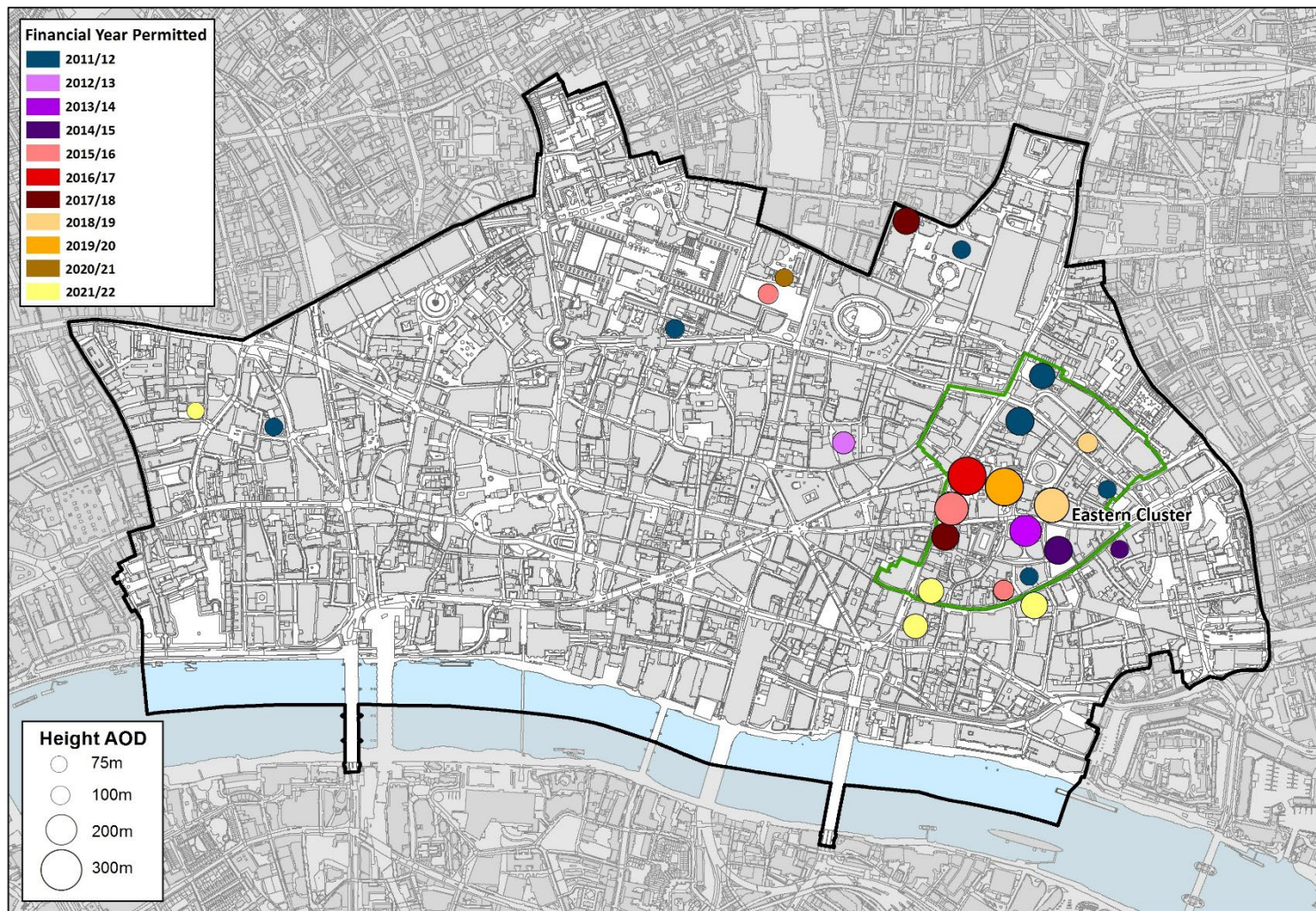
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2021/22	Four tall Buildings were permitted. Details of the schemes permitted in 2021/22 are set out in Appendix 2 Table 2A.	50 Fenchurch Street, 55 Gracechurch Street, 70 Gracechurch Street and 100 Fetter Lane with over 214,000m <sup>2</sup> of floorspace, plus an updated permission at 2-3 Finsbury Avenue.
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The spatial distribution of tall buildings over 75m AOD permitted by financial year is illustrated in Map 1. This illustrates that fourteen of the twenty-five tall buildings permitted in the period 2011/12 to 2021/22 were in the Eastern Cluster. This includes ten of twelve tall buildings over 150m AOD in height.

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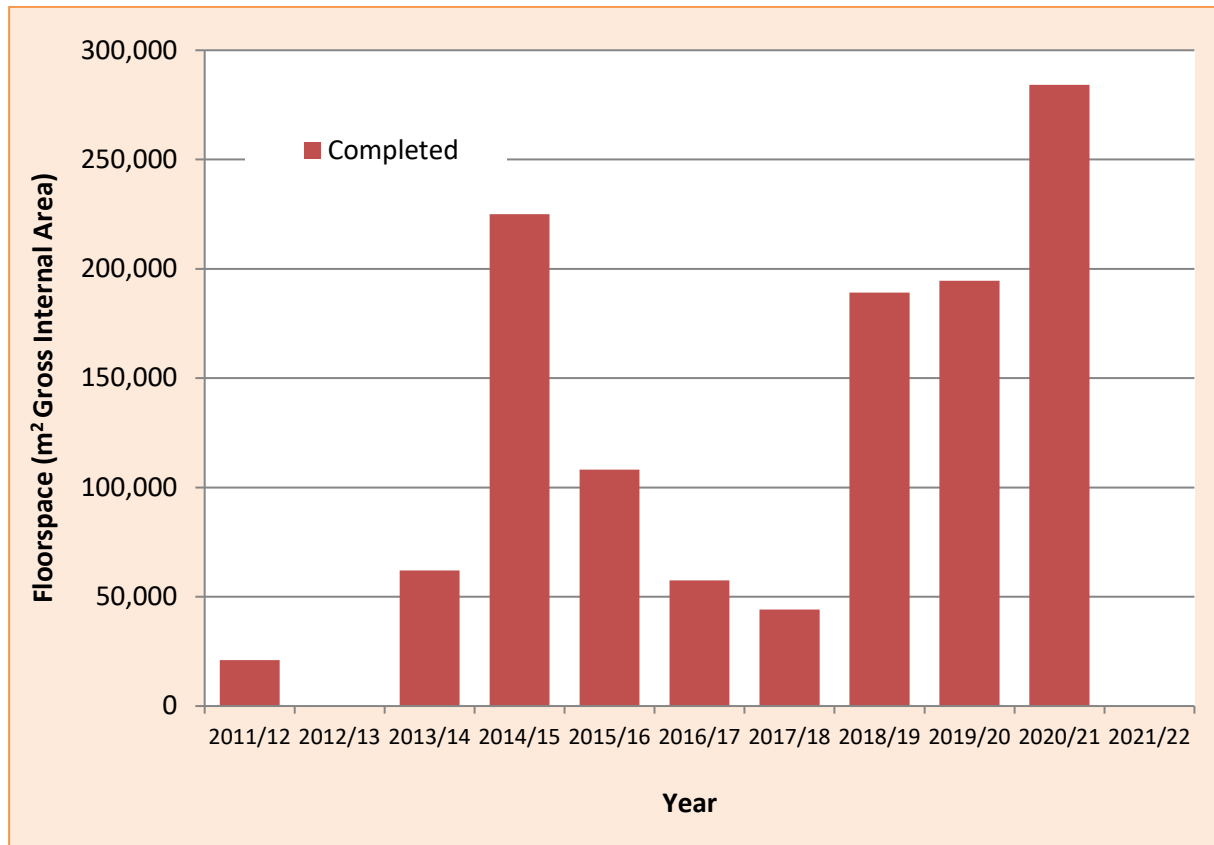
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Map 1: Tall Buildings (over 75m AOD) permitted by financial year (1<sup>st</sup> April to 31<sup>st</sup> March)



## Section 4: Tall Buildings Completed

Graph 2 shows the total floorspace within tall buildings completed per year since 2011/12. The floorspace and number of tall buildings completed per year are summarised in Appendix 1 Table 1B.



**Graph 2: Tall Buildings floorspace completed by financial year (1st April to 31st March)**

There were nineteen tall buildings completed over the period 2011/12 to 2021/22, which delivered over 1,186,000m<sup>2</sup> of floorspace. An analysis of the Tall Buildings completed by financial year shows:

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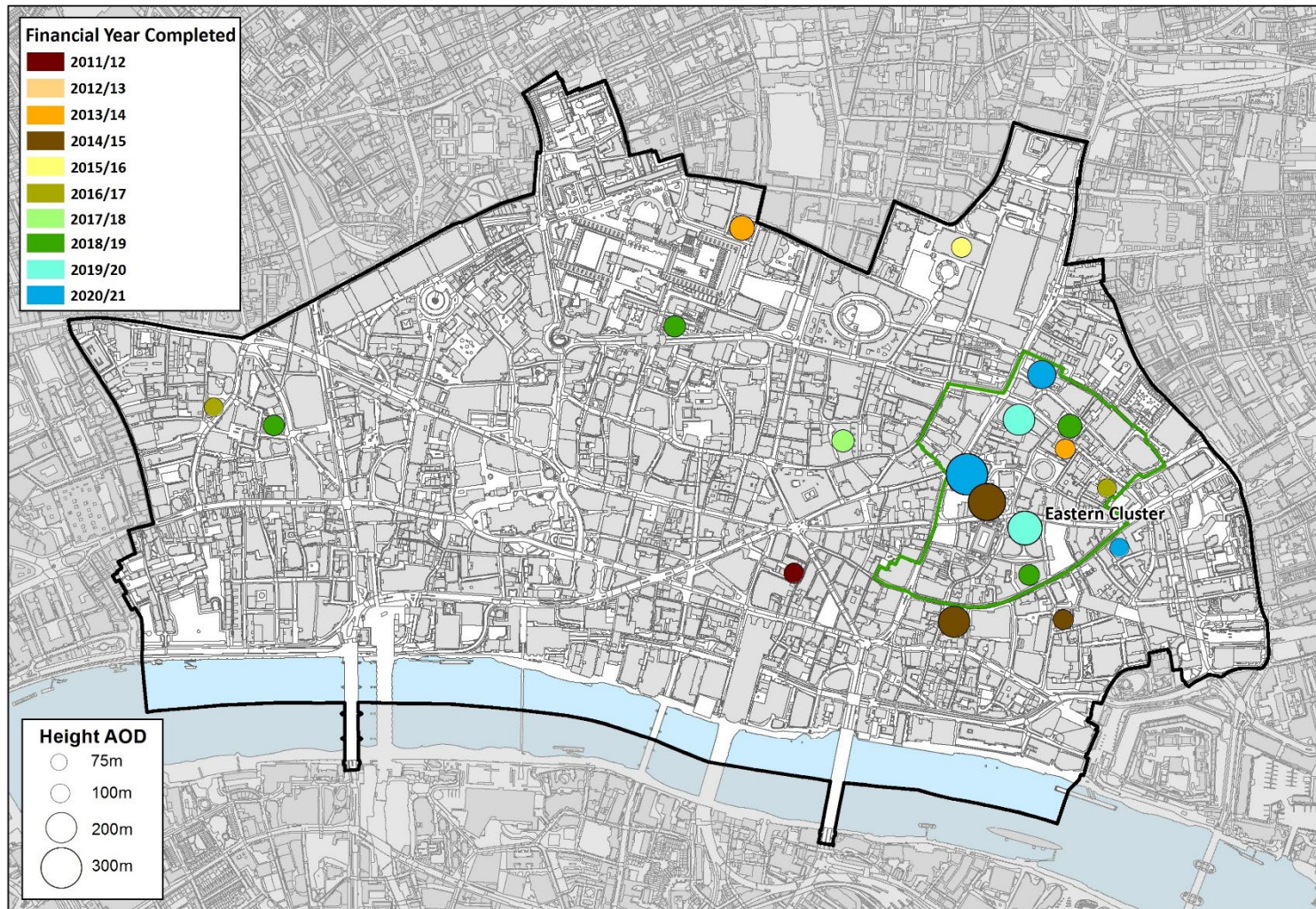
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<u>Year</u>	<u>Number of schemes</u>	<u>Sites</u>
2011/12	One tall building completed.	New Court with nearly 21,000m <sup>2</sup> of floorspace.
2012/13	No tall buildings completed.	
2013/14	Two tall buildings completed.	5 Moor Lane and 6 Bevis Marks with over 62,000m <sup>2</sup> of floorspace.
2014/15	Three tall buildings completed.	122 Leadenhall Street, 70 Mark Lane and 20 Fenchurch Street with a total of over 225,000m <sup>2</sup> of floorspace.
2015/16	One tall building completed.	5 Broadgate with over 108,000m <sup>2</sup> of floorspace.
2016/17	Two tall buildings completed.	12-14 New Fetter Lane and 1 Creechurch Place with over 57,000m <sup>2</sup> of floorspace.
2017/18	One tall building completed.	1 Angel Court with over 44,000m <sup>2</sup> of floorspace.
2018/19	Four tall buildings completed.	60 St Mary Axe, London Wall Place, 1 New Street Square and 120 Fenchurch Street with a total of over 189,000m <sup>2</sup> of floorspace.
2019/20	Two tall buildings completed.	100 Bishopsgate and 52 Lime Street with over 194,000m <sup>2</sup> of floorspace.
2020/21	Three tall buildings completed.	22 Bishopsgate, 150 Bishopsgate and 80 Fenchurch Street with over 284,000m <sup>2</sup> of floorspace.
2021/22	No tall buildings completed	

The spatial distribution of tall buildings over 75m AOD completed by year is illustrated in Map 2\*. Nine of the nineteen tall buildings completed in the period 2011/12 to 2021/22 were in the Eastern Cluster including five of the six buildings over 150m AOD in height at 122 Leadenhall Street, 22 Bishopsgate, 100 Bishopsgate, 150 Bishopsgate and 52 Lime Street. The other tall building over 150m AOD completed in the period 2011/12 to 2021/22 was 20 Fenchurch Street which is immediately adjacent to the Eastern Cluster.

\* Map 2 includes an interpretation of the spatial extent of the Eastern Cluster for monitoring purposes.

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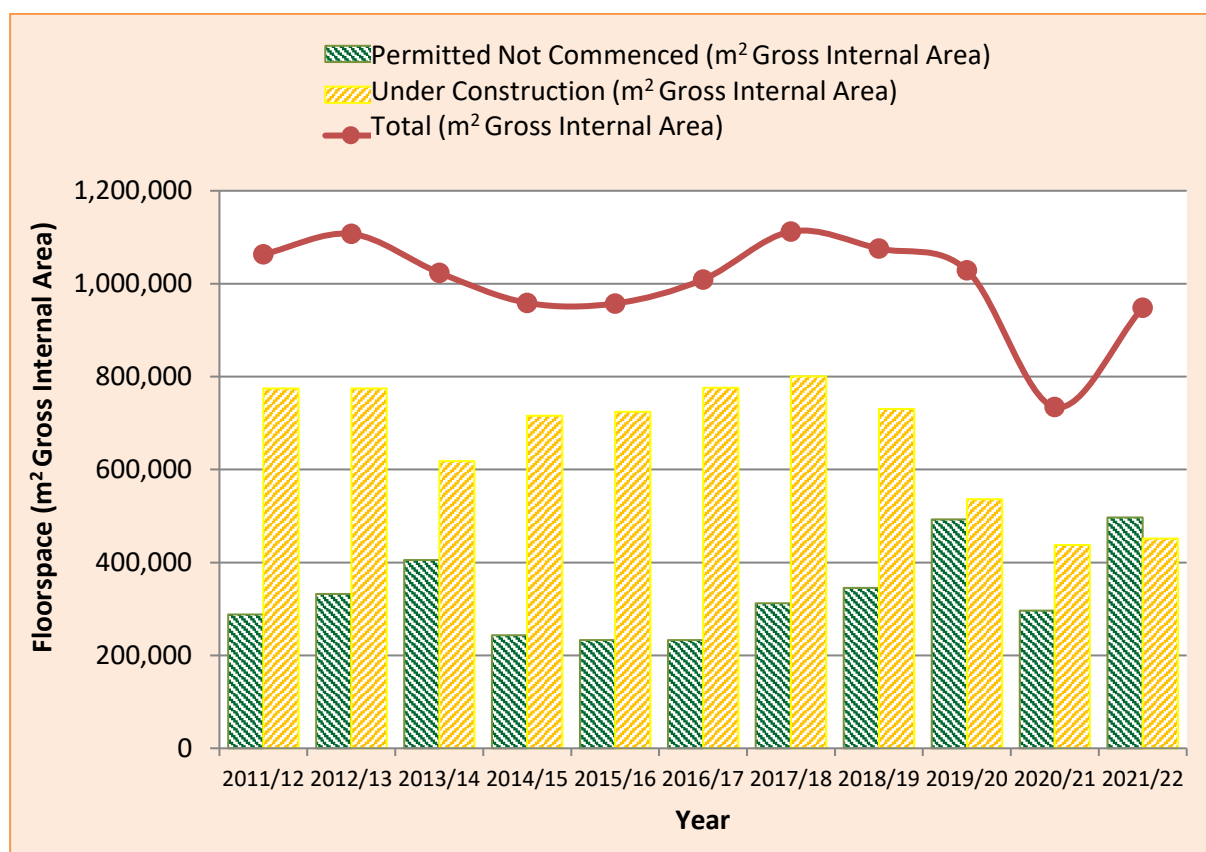
Map 2: Tall Buildings (over 75m AOD) completed by financial year (1<sup>st</sup> April to 31<sup>st</sup> March)



## Section 5: Tall Buildings Development Pipeline

### Tall Buildings Development Pipeline time series

Graph 3 shows the tall buildings development pipeline floorspace by year for permitted not commenced and under construction schemes.



Graph 3: Tall Buildings Development Pipeline floorspace by financial year (as at 31<sup>st</sup> March)

The floorspace and percentages within the tall buildings development pipeline by year are summarised in Appendix 1 Table 1C. The profile of the schemes in the tall buildings development pipeline has remained relatively consistent until 2018/19, both in terms of the quantity of the floorspace and the percentage Permitted Not Commenced and Under Construction.

For example, the percentage of the tall buildings development pipeline under construction has varied between 60% and 77% from 2011/12 to 2018/19. In 2019/20, the percentage under construction decreased to 52% although the overall amount of floorspace in the tall buildings development pipeline was still over 1,000,000m<sup>2</sup>. In 2020/21, after large completions such as 22 Bishopsgate, the overall amount of floorspace in the tall buildings development pipeline decreased to 734,000m<sup>2</sup>

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although the percentage under construction was 60%. In 2021/22, the tall buildings development pipeline increased to 948,000m<sup>2</sup> of which 48% was under construction.

An analysis of the tall buildings development pipeline by financial year shows:

<u>Year</u>	<u>Pipeline Profile</u>
2011/12	The total tall buildings development pipeline was just over 1,063,000m <sup>2</sup> with seven tall buildings permitted and one completed.
2012/13	It increased to just over 1,107,000m <sup>2</sup> with one tall building permitted.
2013/14	It decreased to just under 1,024,000m <sup>2</sup> with one tall building permitted and two completed.
2014/15	It decreased to just under 959,000m <sup>2</sup> with two tall buildings permitted and three completed.
2015/16	It remained virtually unchanged at just over 957,000m <sup>2</sup> with three tall buildings permitted and one completed.
2016/17	It increased to just under 1,009,000m <sup>2</sup> with one tall building permitted and two completed.
2017/18	It increased to just over 1,112,000m <sup>2</sup> with two tall buildings permitted and one completed.
2018/19	It decreased to just over 1,075,000m <sup>2</sup> with two tall buildings permitted and four completed.
2019/20	It decreased to just under 1,029,000m <sup>2</sup> with one tall building permitted and two completed.
2020/21	It decreased to just over 734,000m <sup>2</sup> with one tall building permitted and three completed.
2021/22	It increased to just over 948,000m <sup>2</sup> with four tall buildings permitted and none completed. The scheme details are set out in Appendix 2 Table 2B.

### Tall Buildings Development Pipeline as at 31<sup>st</sup> March 2022

Map 3 shows the location of all tall buildings in the development pipeline as at 31<sup>st</sup> March 2022 analysed by the development status of the scheme. The Eastern Cluster is designated as the area of the City most suited to tall buildings as set out in Local Plan Core Strategic Policy CS7: Eastern Cluster which seeks to:

**“To ensure that the Eastern Cluster can accommodate a significant growth in office floorspace and office floorspace, whilst balancing the accommodation of tall buildings.”**

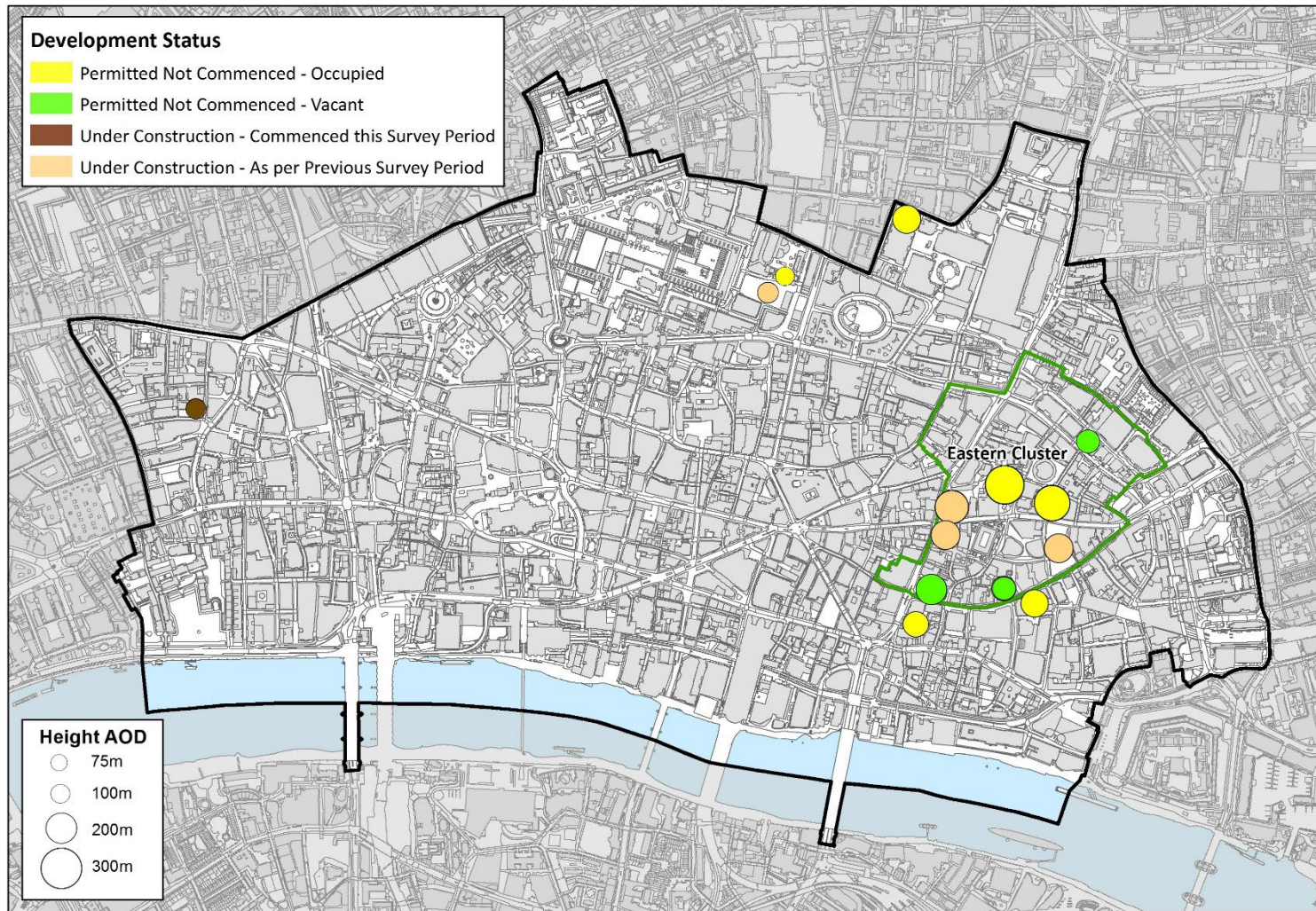
Of the 14 schemes with planning permission as at 31<sup>st</sup> March 2022:

- 7 are under construction and 7 permitted not commenced.
- 8 of the schemes are within the Eastern Cluster Key City Place including 6 of the 8 schemes over 150m AOD.

Thus, in the next few years there will be a significant additional delivery of tall buildings in the City of London, predominantly in the Eastern Cluster.

The use of tall buildings is predominately for office space, as per most major development in the City. As at the 31<sup>st</sup> March 2022, 91% of all permitted floorspace in tall buildings is designated for office use. The remaining permitted floorspace includes an element of retail in most tall buildings.

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Map 3: Tall Buildings (over 75m AOD) in the development pipeline as at 31st March 2022



## Appendix 1: Data Tables

Year	Tall Buildings Permitted Floorspace (m <sup>2</sup> Gross Internal Area)	Number of Tall Buildings Permitted
2011/12	486,302	7
2012/13	44,009	1
2013/14	59,268	1
2014/15	160,219	2
2015/16	171,159	3
2016/17	194,494	1
2017/18	147,417	2
2018/19	138,349	2
2019/20	147,900	1
2020/21	28,178	1
2021/22	214,017	4

Table 1A: Tall Buildings floorspace permitted by financial year (1<sup>st</sup> April to 31<sup>st</sup> March)

Year	Tall Buildings Completed Floorspace (m <sup>2</sup> Gross Internal Area)	Number of Tall Buildings Completed
2011/12	20,992	1
2012/13	0	0
2013/14	62,064	2
2014/15	225,034	3
2015/16	108,213	1
2016/17	57,442	2
2017/18	44,009	1
2018/19	189,116	4
2019/20	194,509	2
2020/21	284,136	3
2021/22	0	0

Table 1B: Tall Buildings floorspace completed by financial year (1<sup>st</sup> April to 31<sup>st</sup> March)

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Pipeline	Permitted Not Commenced (m <sup>2</sup> Gross Internal Area)	% Permitted Not Commenced	Under Construction (m <sup>2</sup> Gross Internal Area)	% Under Construction	Total (m <sup>2</sup> Gross Internal Area)
2011/12	288,404	27	774,845	73	1,063,249
2012/13	332,227	30	774,845	70	1,107,072
2013/14	405,235	40	618,322	60	1,023,557
2014/15	243,032	25	715,710	75	958,742
2015/16	232,893	24	724,552	76	957,445
2016/17	232,893	23	776,013	77	1,008,906
2017/18	311,858	28	800,456	72	1,112,314
2018/19	345,146	32	730,319	68	1,075,465
2019/20	493,046	48	535,810	52	1,028,856
2020/21	296,638	40	437,796	60	734,434
2021/22	487,102	52	451,349	48	948,451

Table 1C: Tall Buildings Development Pipeline floorspace by financial year (as at 31<sup>st</sup> March)

### Appendix 2: List of Schemes

Application Ref No	Height (m AOD)	Address	Description
19/01307/FULEIA	165	50 Fenchurch Street	<p>i) Demolition of 41-43 Mincing Lane, 40-54 Fenchurch Street, former church hall and the Clothworkers' Hall and its redevelopment to provide a new building comprising four levels of basement (including a basement mezzanine level), ground, mezzanine, plus part 9, 31 and 35 storeys plus plant containing offices (B1) and flexible shop/financial and professional services/cafe and restaurant uses (A1/A2/A3) at ground floor level; and flexible shop/cafe and restaurant/drinking establishment uses (A1/A3/A4) at levels 10 and 11, including winter garden (Sui Generis); ii) Reprovision of the Clothworkers' accommodation (Sui Generis) within part ground, part first, part second and part third floors and four levels of basement (including a basement mezzanine level); iii) Creation of ground level public access to level 10 roof garden and basement level 1 to Grade II Listed crypt; iv) Dismantling, relocation and reconstruction of the Lambe's Chapel Crypt to basement level 1 and associated exhibition accommodation (Sui Generis) (listed Grade II); v) Alterations to and conservation of the Grade I Listed Tower of All Hallows Staining; vi) Provision of new hard and soft landscaping and other associated works.</p>
20/00671/FULEIA	146	55 Gracechurch Street	<p>Demolition of all existing buildings and the erection of a new building comprising basement levels and ground floor plus 29 upper storeys, including office use (Class E), flexible retail use (Class E, drinking establishment (sui generis), hot food takeaway (sui generis)) a public viewing gallery and garden terrace (sui generis), new pedestrian routes, cycle parking, servicing, refuse and plant areas, public realm improvements, and other works associated with the development.</p>

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20/00816/FULEIA	155	70 Gracechurch Street	Demolition of all existing buildings and the erection of a new building comprising basement levels and ground floor plus 33 upper storeys (155m AOD) including office use (Class E), flexible retail uses (Class E, drinking establishments (Sui Generis) and hot food takeaway (Sui Generis)), a public viewing gallery, cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works.
21/00454/FULMAJ	75.1	100 Fetter Lane	Demolition of 100 and 108 Fetter Lane and construction of a new building for office use (Class E) and a public house comprising a basement level, ground, mezzanine and 12 upper storeys plus roof plant level, creation of a new pedestrian route and pocket square at ground level, ancillary cycle parking, servicing, plant and enabling works.

**Table 2A: Tall Buildings permitted 2021/22**

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Planning Application Number	Height (m AOD)	Address	Development Status
13/01004/FULEIA	170.4	40 Leadenhall Street	Under Construction
14/00496/FULMAJ / 16/00809/FULMAJ	106.4	130 Fenchurch Street	Under Construction
16/00075/FULEIA	304.9	1 Undershaft	Permitted Not Commenced
16/00149/FULEIA / 20/00869/FULEIA	168.4	2 - 3 Finsbury Avenue	Permitted Not Commenced
17/00330/FULMAJ	99.7	Bevis Marks House, 24 Bevis Marks	Permitted Not Commenced
17/00447/FULEIA	221.2	8 Bishopsgate	Under Construction
17/01050/FULMAJ	87.9	45 Moorfields	Permitted Not Commenced
17/01095/FULEIA	93.5	21 Moorfields	Under Construction
18/00152/FULEIA	263.4	100 Leadenhall Street	Under Construction
18/00740/FULEIA	176.6	1 Leadenhall Street	Under Construction
19/01307/FULEIA	165	50 Fenchurch Street	Permitted Not Commenced
20/00671/FULEIA	146	55 Gracechurch Street	Permitted Not Commenced
20/00816/FULEIA	155	70 Gracechurch Street	Permitted Not Commenced
21/00454/FULMAJ	75.1	100 Fetter Lane	Under Construction

**Table 2B: Tall Buildings (over 75m AOD) in the development pipeline as of 31st March 2022**

<sup>1</sup> Highlighted developments located within the Eastern Cluster

### Contacts

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