

TALL BUILDINGS STUDY

Assessment of Tall Buildings in the City of London

Appendices

Published by the City of London Corporation,
Department of the Built Environment,
December 2020

This report contains the appendices to the [Tall Buildings Study](#).

This report contains:

- Appendix 1: Further details of the tall buildings policy framework,
- Appendix 2: Timeline of the evolution of tall buildings policy in the City of London,
- Appendix 3: Site details for all completed tall buildings in the City of London and those in the planning pipeline as at 31st March 2020.

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Appendix 1 – Tall Buildings Policy Framework

London Plan Policy 7.7: Location and Design of Tall and Large Buildings

“Strategic

A) Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings.

Planning decisions

B) Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria below. This is particularly important if the site is not identified as a location for tall or large buildings in the borough’s LDF.

C) Tall and large buildings should:

- a) Generally, be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport;*
- b) Only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building;*
- c) Relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;*
- d) Individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London;*
- e) Incorporate the highest standards of architecture and materials, including sustainable design and construction practices;*
- f) Have ground floor activities that provide a positive relationship to the surrounding streets;*
- g) Contribute to improving the permeability of the site and wider area, where possible;*
- h) Incorporate publicly accessible areas on the upper floors, where appropriate;*
- i) Make a significant contribution to local regeneration.*

D) Tall buildings:

- a) Should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference;*
- b) Should not impact on local or strategic views adversely.*

E) The impact of tall buildings proposed in sensitive locations should be given particular consideration. Such areas might include conservation areas, listed buildings and their settings, registered historic parks and gardens, scheduled monuments, battlefields, the edge of

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the Green Belt or Metropolitan Open Land, World Heritage Sites or other areas designated by boroughs as being sensitive or inappropriate for tall buildings.

LDF preparation

F) Boroughs should work with the Mayor to consider which areas are appropriate, sensitive or inappropriate for tall and large buildings and identify them in their Local Development Frameworks. These areas should be consistent with the criteria above and the place shaping and heritage policies of this Plan."

City of London Local Plan Policy CS14: Tall Buildings

"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."*

City of London Local Plan Policy CS7: Eastern Cluster

"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:

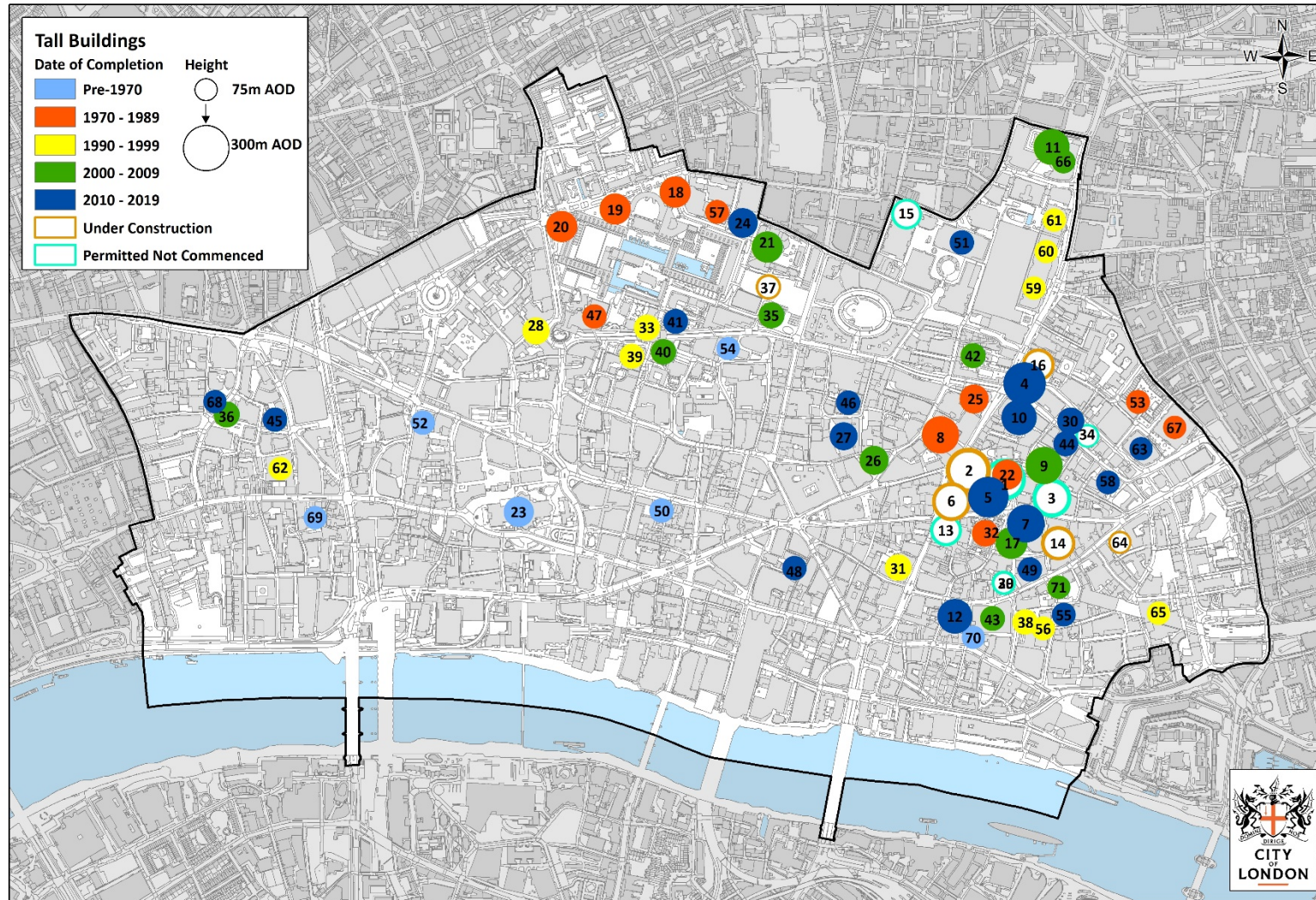
...3. Delivering tall buildings on appropriate sites that enhance the overall appearance of the cluster on the skyline, and the relationship with the space around them at ground level, while adhering to the principles of sustainable design, conservation of heritage assets and their settings and taking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

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Appendix 2 – Timeline of Tall Buildings Policy Evolution

			Year																																																																															
			1938-39		1940-1949					1950-1959					1960-1969					1970-1979					1980-1989					1990-1999					2000-2009					2010-2019					2020																																					
			1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Setting out the Policy relating to Tall Buildings																																																																																		
City of London Plan Document			Gentlemans agreement relating to St Paul's Heights																							Local Plan	Local Plan excluding Smithfields	Unitary Development Plan	Unitary Development Plan	Local Development Framework Core Strategy	Local Plan																																																			
Adopted																										1986	January 1989	1994	March 2004	September 2010	January 2015																																																			
Policy Reference																										81	ENV 2	ENV 2	ENV 2	CS7 and CS14	SP12 and SP21																																																			
Buildings Terminology																										High	High	High	High	Tall	Tall																																																			
Spatial Policy refers to																										Inappropriate and sensitive	Inappropriate and sensitive	Inappropriate and sensitive	Inappropriate and sensitive	Suitable locations and delivering in Eastern Cluster	Inappropriate and identifies City Cluster as suitable																																																			
Policy Reference	Year Start	Year End	Spatial Policy relating to Tall Buildings																																																																															
Views Protection																																																																																		
St Paul's Heights	1938	ongoing																																																																																
Strategic Views London View Management Framework	1991	2007																																																																																
1st edition	2007	2010																																																																																
- revision	2010	2012																																																																																
- revision	2012	ongoing																																																																																
Monument Views	1989	ongoing																																																																																
Heritage Assets																																																																																		
Scheduled Ancient Monuments	1913	ongoing																																																																																
Listed Buildings	1947	ongoing																																																																																
Conservation Area	1971	ongoing																																																																																
Historic Parks and Gardens	1994	ongoing																																																																																
Notes																																																																																		
Heritage assets such as Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens are subject to a programme of regular reviews																																																																																		
Conservation Areas were initiated in 1971 and have been reviewed in 1981, 1985, 1991, 1994, 1998, 2000, 2017																																																																																		

Appendix 3 – Tall Buildings Site Details



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No Image Available



No Image Available

Map Reference	1
Address	1 Undershaft London
Key City Place	Eastern Cluster
Planning Permission	16/00075/FULEIA
Height (m AGL)	290
Height (m AOD)	304.9
Floors	72
Year Completed	Permitted Not Commenced
Details	Offices
Architect	Eric Parry Architects

Map Reference	2
Address	22 Bishopsgate London
Key City Place	Eastern Cluster
Planning Permission	16/00849/FULEIA
Height (m AGL)	277
Height (m AOD)	295
Floors	62
Year Completed	Under Construction
Details	Offices <i>Image Source: Riverfilm - Martin Richardson</i>
Architect	PLP Architects

Map Reference	3
Address	100 Leadenhall Street London
Key City Place	Eastern Cluster
Planning Permission	18/00152/FULEIA
Height (m AGL)	247
Height (m AOD)	263.4
Floors	56
Year Completed	Permitted Not Commenced
Details	Offices
Architect	Skidmore, Owings & Merrill

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Map Reference 4	
Address	110 Bishopsgate London EC2N 4AY
Key City Place	Eastern Cluster
Planning Permission	05/00771/FULEIA
Height (m AGL)	242
Height (m AOD)	257.6
Floors	46
Year Completed	2011
Details	Offices with retail
Architect	KPF



Map Reference 5	
Address	The Leadenhall Building 122 Leadenhall Street London EC3V 4AB
Key City Place	Eastern Cluster
Planning Permission	04/00111/FULEIA
Height (m AGL)	224.5
Height (m AOD)	239.4
Floors	52
Year Completed	2014
Details	Offices with retail
Architect	Richard Rogers Partnership



Map Reference 6	
Address	8 Bishopsgate, London
Key City Place	Eastern Cluster
Planning Permission	17/00447/FULEIA
Height (m AGL)	203.7
Height (m AOD)	221.2
Floors	52
Year Completed	Under Construction
Details	Offices Image source: Wilkinson Eyre
Architect	WilkinsonEyre

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Map Reference 7	
<i>Address</i>	52 Lime Street London
<i>Key City Place</i>	Eastern Cluster
<i>Planning Permission</i>	14/00027/FULMAJ
<i>Height (m AGL)</i>	192.1
<i>Height (m AOD)</i>	206.5
<i>Floors</i>	39
<i>Year Completed</i>	2019
<i>Details</i>	Offices with retail
<i>Architect</i>	KPF



Map Reference 8	
<i>Address</i>	Tower 42 International Financial Centre, 25 Old Broad Street London EC2N 1HQ
<i>Key City Place</i>	Eastern Cluster
<i>Planning Permission</i>	4554A
<i>Height (m AGL)</i>	185.4
<i>Height (m AOD)</i>	199.6
<i>Floors</i>	44
<i>Year Completed</i>	1980
<i>Details</i>	Offices with retail
<i>Architect</i>	R. Seifert & Partners



Map Reference 9	
<i>Address</i>	30 St Mary Axe London EC3A 8BF
<i>Key City Place</i>	Eastern Cluster
<i>Planning Permission</i>	5173
<i>Height (m AGL)</i>	180
<i>Height (m AOD)</i>	195
<i>Floors</i>	41
<i>Year Completed</i>	2004
<i>Details</i>	Offices with retail
<i>Architect</i>	Foster & Partners

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Map Reference	10
Address	100 Bishopsgate London
Key City Place	Eastern Cluster
Planning Permission	11/00332/FULEIA
Height (m AGL)	167.1
Height (m AOD)	180.7
Floors	40
Year Completed	2019
Details	Offices <i>Image source: The 100 Bishopsgate Partnership</i>
Architect	Allies & Morrison / Woods Bagot



Map Reference	11
Address	The Broadgate Tower 20 Primrose Street London EC2A 2EW
Key City Place	North of the City
Planning Permission	05/00167/FULEIA
Height (m AGL)	164
Height (m AOD)	178
Floors	35
Year Completed	2009
Details	Offices with retail
Architect	Skidmore, Owings & Merrill



Map Reference	12
Address	20 Fenchurch Street London EC3M 3BY
Key City Place	Rest of the City
Planning Permission	08/01061/FULMAJ
Height (m AGL)	160
Height (m AOD)	177
Floors	37
Year Completed	2014
Details	Offices, with sky garden
Architect	Rafael Viñoly

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Map Reference	13
Address	Leadenhall Court 1 Leadenhall Street London EC3V 1AB
Key City Place	Eastern Cluster
Planning Permission	18/00740/FULEIA
Height (m AGL)	159.1
Height (m AOD)	176.6
Floors	34
Year Completed	Under Construction
Details	Offices, with retail and viewing terrace
Architect	Make Architecture

No Image Available

Map Reference	14
Address	40 Leadenhall Street London
Key City Place	Eastern Cluster
Planning Permission	13/01004/FULEIA
Height (m AGL)	154.9
Height (m AOD)	170.4
Floors	34
Year Completed	Under Construction
Details	Offices with retail at street level
Architect	Make Architecture

No Image Available

Map Reference	15
Address	2 - 3 Finsbury Avenue London
Key City Place	North of the City
Planning Permission	16/00149/FULEIA
Height (m AGL)	154
Height (m AOD)	168.4
Floors	32
Year Completed	Permitted Not Commenced
Details	Offices
Architect	Arup Associates

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Map Reference	16
Address	150 Bishopsgate London
Key City Place	Eastern Cluster
Planning Permission	14/01151/FULL
Height (m AGL)	135.3
Height (m AOD)	151.6
Floors	44
Year Completed	Under Construction
Details	Hotel / Residential <i>Image Source: Miller Hare</i>
Architect	PLP Architecture



Map Reference	17
Address	51 Lime Street London EC3M 7DQ
Key City Place	Eastern Cluster
Planning Permission	04/00878/FULEIA
Height (m AGL)	125.6
Height (m AOD)	141.4
Floors	26
Year Completed	2008
Details	Offices with retail at street level
Architect	Foster & Partners



Map Reference	18
Address	Cromwell Tower Barbican London EC2Y
Key City Place	North of the City
Planning Permission	BARB/(01)
Height (m AGL)	123.1
Height (m AOD)	139.9
Floors	39
Year Completed	1972
Details	Residential. Part of Grade II listed Barbican Estate
Architect	Chamberlin, Powell & Bon

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Map Reference 19	
<i>Address</i>	Shakespeare Tower Barbican London EC2Y
Key City Place	North of the City
<i>Planning Permission</i>	BARB/(01)
<i>Height (m AGL)</i>	123.1
<i>Height (m AOD)</i>	139.9
<i>Floors</i>	41
<i>Year Completed</i>	1972
<i>Details</i>	Residential. Part of Grade II listed Barbican Estate
<i>Architect</i>	Chamberlin, Powell & Bon



Map Reference 20	
<i>Address</i>	Lauderdale Tower Barbican London EC2Y
Key City Place	North of the City
<i>Planning Permission</i>	BARB/(01)
<i>Height (m AGL)</i>	123.1
<i>Height (m AOD)</i>	139.9
<i>Floors</i>	41
<i>Year Completed</i>	1972
<i>Details</i>	Residential. Part of Grade II listed Barbican Estate
<i>Architect</i>	Chamberlin, Powell & Bon



Map Reference 21	
<i>Address</i>	City Point, 1 Ropemaker Street London EC2Y 9AW
Key City Place	North of the City
<i>Planning Permission</i>	3350BH
<i>Height (m AGL)</i>	125
<i>Height (m AOD)</i>	139
<i>Floors</i>	35
<i>Year Completed</i>	2000
<i>Details</i>	Offices with retail at street level. Originally built as Britannic House in 1967
<i>Architect</i>	Cashmere & Partners and Sheppard Robson

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Map Reference	22
Address	1 Undershaft London EC3A 3EE
Key City Place	Eastern Cluster
Planning Permission	4359B
Height (m AGL)	114.9
Height (m AOD)	129.8
Floors	28
Year Completed	1970
Details	Offices
Architect	Gollins, Melvin, Ward & Partners



Map Reference	23
Address	St Paul's Cathedral St Paul's Churchyard London EC4M 3AD
Key City Place	Cheapside and St Paul's
Planning Permission	-
Height (m AGL)	111.4
Height (m AOD)	127.6
Floors	4
Year Completed	1711
Details	Ecclesiastical. Grade I listed Cathedral
Architect	Sir Christopher Wren



Map Reference	24
Address	5 Moor Lane London EC2Y 9AP
Key City Place	North of the City
Planning Permission	06/01160/FULEIA
Height (m AGL)	112
Height (m AOD)	127
Floors	35
Year Completed	2014
Details	Residential / mixed
Architect	David Walker

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Map Reference	25
Address	99 Bishopsgate London EC2M 3XD
Key City Place	Eastern Cluster
Planning Permission	3264CJ
Height (m AGL)	104
Height (m AOD)	118.8
Floors	26
Year Completed	1976
Details	Offices, originally completed 1976, renovated in 1995 after bomb damage
Architect	G.M.W Architects



Map Reference	26
Address	125 Old Broad Street London EC2N 1AR
Key City Place	Rest of the City
Planning Permission	04/01005/FULEIA
Height (m AGL)	104.5
Height (m AOD)	118.4
Floors	27
Year Completed	2009
Details	Offices with retail at street level
Architect	Nicholas Grimshaw



Map Reference	27
Address	1 Angel Court London EC2R 7HJ
Key City Place	North of the City
Planning Permission	13/00985/FULL
Height (m AGL)	100.7
Height (m AOD)	113.6
Floors	25
Year Completed	2017
Details	Offices, originally completed 1980, former height 110.1m AOD
Architect	Fletcher Priest

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Map Reference 28	
<i>Address</i>	200 Aldersgate Street London EC1A 4HD
Key City Place	North of the City
<i>Planning Permission</i>	4811AK
<i>Height (m AGL)</i>	91
<i>Height (m AOD)</i>	106.9
<i>Floors</i>	21
<i>Year Completed</i>	1992
<i>Details</i>	Offices with retail at street level
<i>Architect</i>	Fitzroy Robinson Partnership

Map Reference 29	
<i>Address</i>	130 Fenchurch Street London
Key City Place	Eastern Cluster
<i>Planning Permission</i>	16/00809/FULMAJ
<i>Height (m AGL)</i>	90.5
<i>Height (m AOD)</i>	106.4
<i>Floors</i>	18
<i>Year Completed</i>	Permitted Not Commenced
<i>Details</i>	Offices
<i>Architect</i>	Farshid Moussavi Architecture

Map Reference 30	
<i>Address</i>	70 St Mary Axe London EC3A 8BA
Key City Place	Eastern Cluster
<i>Planning Permission</i>	08/00739/FULEIA
<i>Height (m AGL)</i>	90.6
<i>Height (m AOD)</i>	105
<i>Floors</i>	22
<i>Year Completed</i>	2019
<i>Details</i>	Offices
<i>Architect</i>	Foggo Associates

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Map Reference	31
<i>Address</i>	20 Gracechurch Street London EC3V 0BG
Key City Place	Eastern Cluster
<i>Planning Permission</i>	0546AQ
<i>Height (m AGL)</i>	87
<i>Height (m AOD)</i>	103.6
<i>Floors</i>	17
<i>Year Completed</i>	2004
<i>Details</i>	Offices with retail at street level. Also known as 54 Lombard Street
<i>Architect</i>	G.M.W Architects



Map Reference	32
<i>Address</i>	Lloyd's Building 1 Lime Street London EC3M 7DQ
Key City Place	Eastern Cluster
<i>Planning Permission</i>	0510J
<i>Height (m AGL)</i>	84
<i>Height (m AOD)</i>	101
<i>Floors</i>	12
<i>Year Completed</i>	1986
<i>Details</i>	Offices. Grade I listed building
<i>Architect</i>	Richard Rogers Partnership



Map Reference	33
<i>Address</i>	Alban Gate 125 London Wall London EC2Y 5HN
Key City Place	North of the City
<i>Planning Permission</i>	2521CN
<i>Height (m AGL)</i>	86.2
<i>Height (m AOD)</i>	100
<i>Floors</i>	19
<i>Year Completed</i>	1992
<i>Details</i>	Offices partly over highway with retail at highwalk level
<i>Architect</i>	Terry Farrell Partnership

No Image Available

Map Reference	34
Address	Bevis Marks House 24 Bevis Marks London EC3A 7JB
Key City Place	Eastern Cluster
Planning Permission	17/00330/FULMAJ
Height (m AGL)	55.1
Height (m AOD)	99.7
Floors	19
Year Completed	Permitted Not Commenced
Details	Offices
Architect	KPF



Map Reference	35
Address	Moor House 120 London Wall London EC2Y 5ET
Key City Place	North of the City
Planning Permission	0797DZ
Height (m AGL)	81.4
Height (m AOD)	94.8
Floors	18
Year Completed	2005
Details	Offices with retail at street level. Replaced the original Moor House
Architect	Foster & Partners



Map Reference	36
Address	6 New Street Square London EC4A 3BF
Key City Place	Rest of the City
Planning Permission	05/00225/FULL
Height (m AGL)	75.9
Height (m AOD)	93.7
Floors	19
Year Completed	2008
Details	Offices with retail at street level
Architect	Bennetts Associates

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Map Reference	37
Address	21 Moorfields London
Key City Place	North of the City
Planning Permission	17/01095/FULEIA
Height (m AGL)	79.3
Height (m AOD)	93.5
Floors	16
Year Completed	Under Construction
Details	Offices <i>Image Source: Mille Hare for Landsec</i>
Architect	WilkinsonEyre



Map Reference	38
Address	1 Minster Court London EC3R 7AA
Key City Place	Rest of the City
Planning Permission	4959
Height (m AGL)	77
Height (m AOD)	92
Floors	12
Year Completed	1991
Details	Offices with retail at basement level
Architect	G.M.W Architects



Map Reference	39
Address	88 Wood Street London EC2V 7DA
Key City Place	North of the City
Planning Permission	4949J
Height (m AGL)	75
Height (m AOD)	91.5
Floors	18
Year Completed	1999
Details	Offices with retail at street level
Architect	Make Architecture

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Map Reference	40
Address	5 Aldermanbury Square London EC2V 7HR
Key City Place	North of the City
Planning Permission	3676CC
Height (m AGL)	75.5
Height (m AOD)	91.4
Floors	19
Year Completed	2007
Details	Offices with retail and open space at street level
Architect	Eric Parry Architects



Map Reference	41
Address	2 London Wall Place London Wall London EC2Y 5AU
Key City Place	North of the City
Planning Permission	10/00832/FULEIA
Height (m AGL)	76.9
Height (m AOD)	91.4
Floors	16
Year Completed	2018
Details	Offices
Architect	Make Architecture



Map Reference	42
Address	Dashwood House 69 Old Broad Street London EC2M 1QS
Key City Place	North of the City
Planning Permission	4027K
Height (m AGL)	73.4
Height (m AOD)	88.3
Floors	19
Year Completed	2008
Details	Offices, originally completed 1976
Architect	Yorke, Rosenberg, Mardell renovation by Fletcher Priest Architects

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Map Reference 43	
<i>Address</i>	Plantation Place 30 Fenchurch Street London EC2M 3BD
Key City Place	Rest of the City
<i>Planning Permission</i>	5191F
<i>Height (m AGL)</i>	73.2
<i>Height (m AOD)</i>	88
<i>Floors</i>	16
<i>Year Completed</i>	2004
<i>Details</i>	Offices with retail at street level
<i>Architect</i>	Foster & Partners



Map Reference 44	
<i>Address</i>	6 Bevis Marks London EC3A 7BA
Key City Place	Eastern Cluster
<i>Planning Permission</i>	09/00450/FULMAJ
<i>Height (m AGL)</i>	73
<i>Height (m AOD)</i>	87.8
<i>Floors</i>	16
<i>Year Completed</i>	2014
<i>Details</i>	Offices
<i>Architect</i>	Fletcher Priest



Map Reference 45	
<i>Address</i>	1 New Street Square London
Key City Place	Rest of the City
<i>Planning Permission</i>	13/00974/FULL
<i>Height (m AGL)</i>	70.5
<i>Height (m AOD)</i>	86.1
<i>Floors</i>	18
<i>Year Completed</i>	2018
<i>Details</i>	Offices with retail at street level
<i>Architect</i>	Robin Partington Architects

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Map Reference	46
<i>Address</i>	12 Throgmorton Avenue London EC2N 2DL
Key City Place	North of the City
<i>Planning Permission</i>	04/00276/FULL
<i>Height (m AGL)</i>	73.4
<i>Height (m AOD)</i>	86
<i>Floors</i>	14
<i>Year Completed</i>	2010
<i>Details</i>	Offices. Replaced original Drapers Gardens tower
<i>Architect</i>	Foggo Associates



Map Reference	47
<i>Address</i>	Bastion House 140 London Wall London EC2Y 5DN
Key City Place	North of the City
<i>Planning Permission</i>	4648A
<i>Height (m AGL)</i>	69.2
<i>Height (m AOD)</i>	85.3
<i>Floors</i>	21
<i>Year Completed</i>	1976
<i>Details</i>	Offices above Museum of London
<i>Architect</i>	Powell & Moya



Map Reference	48
<i>Address</i>	New Court 1-10 St Swithin's Lane London EC4N 8AL
Key City Place	Rest of the City
<i>Planning Permission</i>	06/00903/FULL
<i>Height (m AGL)</i>	70
<i>Height (m AOD)</i>	85
<i>Floors</i>	16
<i>Year Completed</i>	2011
<i>Details</i>	Offices
<i>Architect</i>	OMA & Allies & Morrison

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Map Reference	49
Address	120 Fenchurch Street London EC3M 5BA
Key City Place	Eastern Cluster
Planning Permission	14/00237/FULMAJ
Height (m AGL)	68.8
Height (m AOD)	84.7
Floors	15
Year Completed	2018
Details	Offices
Architect	Eric Parry Architects



Map Reference	50
Address	St Mary Le Bow Church Cheapside London EC2V 6AU
Key City Place	Cheapside and St Paul's
Planning Permission	-
Height (m AGL)	68
Height (m AOD)	84.3
Floors	4
Year Completed	1683
Details	Ecclesiastical. Grade I listed church
Architect	Sir Christopher Wren



Map Reference	51
Address	5 Broadgate London
Key City Place	North of the City
Planning Permission	10/00904/FULEIA
Height (m AGL)	70
Height (m AOD)	83.5
Floors	13
Year Completed	2016
Details	Offices
Architect	Make Architecture

Tall Buildings Study - Appendices



Map Reference	52
Address	Central Criminal Court Old Bailey London EC4M 7EH
Key City Place	North of the City
Planning Permission	-
Height (m AGL)	66.6
Height (m AOD)	83
Floors	5
Year Completed	1907
Details	Law Courts, featuring tower and dome at tallest point
Architect	E W Mountford



Map Reference	53
Address	Petticoat Tower Petticoat Square London E1
Key City Place	Aldgate
Planning Permission	4631
Height (m AGL)	68.3
Height (m AOD)	82.3
Floors	24
Year Completed	1977
Details	Residential tower at Middlesex Street Estate
Architect	B. J. Brown



Map Reference	54
Address	City Tower 40 Basinghall Street London EC2V 5DE
Key City Place	North of the City
Planning Permission	11/00630/FULL
Height (m AGL)	69.2
Height (m AOD)	82.3
Floors	20
Year Completed	1965
Details	Offices, refurbished 2014
Architect	Swanke Hayden Connell

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Map Reference 55	
<i>Address</i>	70 Mark Lane London
Key City Place	Rest of the City
<i>Planning Permission</i>	06/01144/FULL
<i>Height (m AGL)</i>	66
<i>Height (m AOD)</i>	81
<i>Floors</i>	16
<i>Year Completed</i>	2015
<i>Details</i>	Offices
<i>Architect</i>	Bennetts Associates



Map Reference 56	
<i>Address</i>	2 Minster Court London EC3R 7BB
Key City Place	Rest of the City
<i>Planning Permission</i>	4959
<i>Height (m AGL)</i>	66
<i>Height (m AOD)</i>	81
<i>Floors</i>	11
<i>Year Completed</i>	1991
<i>Details</i>	Offices with retail at basement level
<i>Architect</i>	G.M.W Architects



Map Reference 57	
<i>Address</i>	Milton House Milton Street London EC2Y 9BH
Key City Place	North of the City
<i>Planning Permission</i>	5182B
<i>Height (m AGL)</i>	66.4
<i>Height (m AOD)</i>	80.7
<i>Floors</i>	16
<i>Year Completed</i>	1981
<i>Details</i>	Offices
<i>Architect</i>	Sheppard Robson

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Map Reference	58
Address	1 Creechurch Place London
Key City Place	Eastern Cluster
Planning Permission	13/01082/FULMAJ
Height (m AGL)	65
Height (m AOD)	80
Floors	20
Year Completed	2017
Details	Offices
Architect	Sheppard Robson



Map Reference	59
Address	135 Bishopsgate London EC2M 3TQ
Key City Place	North of the City
Planning Permission	4678L
Height (m AGL)	64.8
Height (m AOD)	78.3
Floors	12
Year Completed	1990
Details	Offices with retail at arcade level
Architect	Skidmore, Owings & Merrill



Map Reference	60
Address	155 Bishopsgate London EC2M 3AG
Key City Place	North of the City
Planning Permission	4678L
Height (m AGL)	64.8
Height (m AOD)	78.3
Floors	12
Year Completed	1990
Details	Offices with retail at arcade level
Architect	Skidmore, Owings & Merrill

Tall Buildings Study - Appendices



Map Reference	61
Address	175 Bishopsgate London EC2M 3AG
Key City Place	North of the City
Planning Permission	4678L
Height (m AGL)	64.8
Height (m AOD)	78.3
Floors	13
Year Completed	1990
Details	Offices with retail at arcade level
Architect	Skidmore, Owings & Merrill



Map Reference	62
Address	Peterborough Court & Mersey House 131-141 Fleet Street London EC2N 4AY
Key City Place	Rest of the City
Planning Permission	4973
Height (m AGL)	64.2
Height (m AOD)	78.3
Floors	13
Year Completed	1991
Details	Offices
Architect	KPF



Map Reference	63
Address	The St Botolph Building 138 Houndsditch London EC3A 7AG
Key City Place	Eastern Cluster
Planning Permission	07/00387/FULL
Height (m AGL)	61.8
Height (m AOD)	77.8
Floors	13
Year Completed	2010
Details	Offices with retail at street level
Architect	Nicholas Grimshaw

Tall Buildings Study - Appendices

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Map Reference	64
Address	80 Fenchurch Street London
Key City Place	Rest of the City
Planning Permission	08/00824/FULMAJ
Height (m AGL)	63.8
Height (m AOD)	77.7
Floors	15
Year Completed	Under Construction
Details	Offices
Architect	T.P. Bennett



Map Reference	65
Address	1 America Square London EC3N 2LS
Key City Place	Rest of the City
Planning Permission	4735A
Height (m AGL)	63.7
Height (m AOD)	77.6
Floors	13
Year Completed	1991
Details	Offices over railway with retail/leisure uses
Architect	R.H.W.L. Architects



Map Reference	66
Address	201 Bishopsgate London EC2M 3AB
Key City Place	North of the City
Planning Permission	05/00167/FULEIA
Height (m AGL)	60.7
Height (m AOD)	77.5
Floors	13
Year Completed	2009
Details	Offices with retail at street level
Architect	Skidmore, Owings & Merrill

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Map Reference 67	
<i>Address</i>	Beaufort House 15 St Botolph Street London EC3A 7DT
Key City Place	Aldgate
<i>Planning Permission</i>	4939
<i>Height (m AGL)</i>	63
<i>Height (m AOD)</i>	77.4
<i>Floors</i>	14
<i>Year Completed</i>	1989
<i>Details</i>	Offices with retail at street level
<i>Architect</i>	R.H.W.L. Architects



Map Reference 68	
<i>Address</i>	12-14 New Fetter Lane London EC2N 4AY
Key City Place	Rest of the City
<i>Planning Permission</i>	08/00778/FULMAJ
<i>Height (m AGL)</i>	59.5
<i>Height (m AOD)</i>	77.4
<i>Floors</i>	14
<i>Year Completed</i>	2016
<i>Details</i>	Offices
<i>Architect</i>	BFLS



Map Reference 69	
<i>Address</i>	St Bride's Church Bride Lane London EC4Y 8AU
Key City Place	Rest of the City
<i>Planning Permission</i>	-
<i>Height (m AGL)</i>	69
<i>Height (m AOD)</i>	77
<i>Floors</i>	2
<i>Year Completed</i>	1684
<i>Details</i>	Ecclesiastical. Grade I listed church
<i>Architect</i>	Sir Christopher Wren

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Map Reference	70
Address	The Guild Church of St Margaret Pattens, Eastcheap London EC3M 1HS
Key City Place	Rest of the City
Planning Permission	-
Height (m AGL)	61
Height (m AOD)	76.2
Floors	2
Year Completed	1687
Details	Ecclesiastical. Grade I listed church
Architect	Sir Christopher Wren



Map Reference	71
Address	58 Fenchurch Street London EC3M 4AB
Key City Place	Rest of the City
Planning Permission	2236AR
Height (m AGL)	65
Height (m AOD)	75
Floors	15
Year Completed	2003
Details	Offices with retail at street level
Architect	Agent – DP Gaunt

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The City of London Corporation is the Local Authority for the financial and commercial heart of Britain, the City of London.

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