

**DIRECTION UNDER ARTICLES 10(3) AND 27 OF THE TOWN AND
COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995
REQUIREMENTS FOR CONSULTATION RELATING TO THE
PROTECTED VISTA OF ST PAUL'S CATHEDRAL FROM RICHMOND
PARK (KING HENRY VIII'S MOUND)**

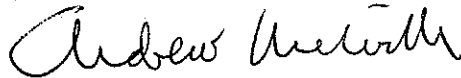
The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

1. This Direction comes into force on 13th July 2007.
2. In this Direction—
 - “the development threshold plane” means the plane specified in paragraph 1(2) of Schedule 2;
 - “the landmark background assessment area” means the area of land specified in paragraph 2(1) of Schedule 2;
 - “the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2; and
 - “the Mayor” means the Mayor of London.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13th July 2007, or
 - (ii) before 13th July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the landmark background assessment area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or
 - (ii) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
 - (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (c) the Mayor; and

(d) each of the other local planning authorities named in Schedule 1.

6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16th June 2000, for protecting the strategic view of St Paul's Cathedral from Richmond Park (King Henry VIII's Mound), is cancelled.

Signed by authority of the
Secretary of State

A handwritten signature in cursive script, appearing to read "Andrew Melville".

Andrew Melville
Head of Planning and Housing
Government Office for London
Date: 16th May 2007

SCHEDULE 1

**PROTECTED VISTA OF ST PAUL'S CATHEDRAL FROM RICHMOND
PARK (KING HENRY VIII'S MOUND)**

The City of London
The City of Westminster
London Borough of Hammersmith and Fulham
Royal Borough of Kensington and Chelsea
London Borough of Lambeth
London Borough of Richmond-upon-Thames
London Borough of Southwark
London Borough of Tower Hamlets
London Borough of Wandsworth

SCHEDULE 2

PROTECTED VISTA OF ST PAUL'S CATHEDRAL FROM RICHMOND PARK (KING HENRY VIII'S MOUND)

The areas referred to in this Direction and their limits are as follows:

1.—(1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Richmond Park assessment point and the St Paul's Cathedral ground level points.

(2) The development threshold plane is the plane that intersects the Richmond Park assessment point and the St Paul's Cathedral elevated points.

(3) The length of the landmark viewing corridor from the Richmond Park assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 15644 metres.

(4) For the purposes of this paragraph—

(a) the Richmond Park assessment point is at the intersection of easting 518605.8 and northing 173150.3 at 59.1 metres above ordnance datum;

(b) the St Paul's Cathedral ground level points are—

(i) the point at the intersection of easting 532036.5 and northing 181172.3, and

(ii) the point at the intersection of easting 532072.3 and northing 181112.1; and

(c) the St Paul's Cathedral elevated points are—

(i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and

(ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

2.—(1) The landmark background assessment area ("LBAA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Richmond Park vista LBAA with the St Paul's Cathedral ground level points.

(2) For the purposes of this paragraph—

(a) the points marking the rear limit of the Richmond Park vista LBAA are—

(i) the point at the intersection of easting 535041.1 and northing 182966.9, and

(ii) the point at the intersection of easting 535084.9 and northing 182893.2; and

(b) the St Paul's Cathedral ground level points are—

(i) the point at the intersection of easting 532036.5 and northing 181172.3, and

(ii) the point at the intersection of easting 532072.3 and northing 181112.1.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 9: 'Linear View: St Paul's Cathedral from King's Henry VIII's Mound' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that view.