

**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 THE PALACE OF WESTMINSTER FROM
PARLIAMENT HILL**

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 40 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;

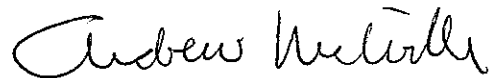
(b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);

(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 the Palace of Westminster from Parliament Hill, is cancelled.

Signed by authority of the
Secretary of State

A handwritten signature in cursive script, reading "Andrew Melville".

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

SCHEDULE 1

**PROTECTED VISTA OF THE PALACE OF WESTMINSTER FROM
PARLIAMENT HILL**

The City of Westminster
London Borough of Camden
London Borough of Lambeth

SCHEDULE 2

PROTECTED VISTA OF THE PALACE OF WESTMINSTER FROM PARLIAMENT HILL

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 Parliament Hill assessment point and the Palace of Westminster ground level points.

(2) The development threshold plane is the plane that intersects the Parliament Hill assessment point and the Palace of Westminster elevated points.

(3) The length of the landmark viewing corridor from the Parliament Hill assessment point to the centre tower of the Palace of Westminster at the intersection of easting 530263.1 and northing 179494.8, is 7020 metres.

(4) For the purposes of this paragraph—

(a) the Parliament Hill assessment point is at the intersection of easting 528043.1 and northing 186154.5 at 71.6 metres above ordnance datum;

(b) the Palace of Westminster ground level points are—

(i) at the intersection of easting 530363.2 and northing 179526.5, and

(ii) at the intersection of easting 530163.0 and northing 179463.1; and

(c) the Palace of Westminster elevated points are—

(i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 43.5 metres above ordnance datum, and

(ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 43.5 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 Parliament Hill vista LBAA with the Palace of Westminster ground level points.

(2) For the purposes of this paragraph—

(a) the points marking the rear limit of the Parliament Hill vista LBAA are—

(i) at the intersection of easting 531518.0 and northing 176227.5, and

(ii) at the intersection of easting 531219.6 and northing 176128.0; and

(b) the Palace of Westminster ground level points are—

(i) at the intersection of easting 530363.2 and northing 179526.5, and

(ii) at the intersection of easting 530163.0 and northing 179463.1.

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 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 2: 'London Panorama: Parliament Hill' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).