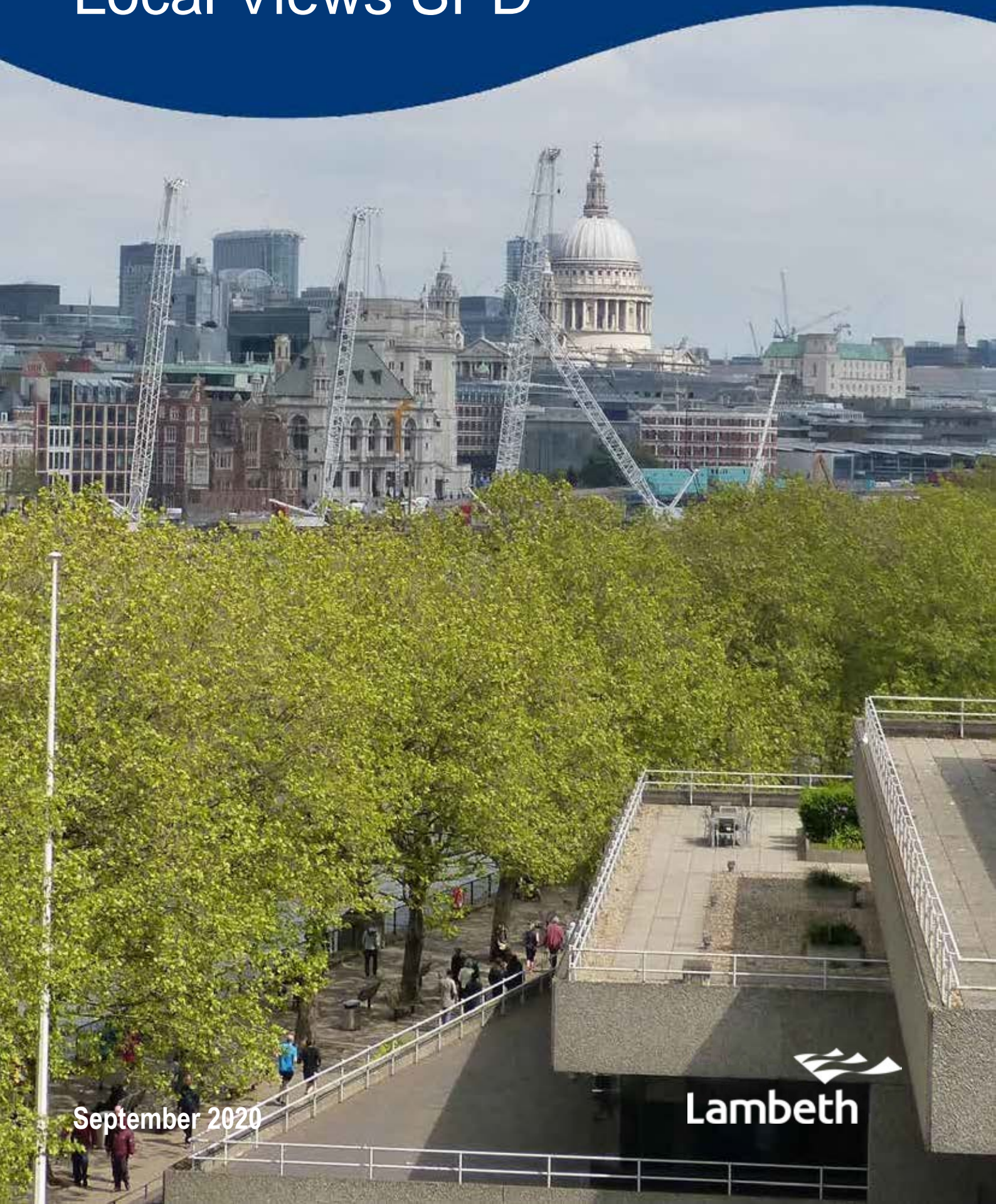


# Draft Lambeth Local Views SPD



September 2020



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## 4 Rooftop Views - Policy Q25 (e)

- i) Views of Waterloo and north Lambeth from the London Eye.



# 1 Introduction

1.0 Lambeth is fortunate to have a varied topography and townscape enriched with historic buildings and other landmarks. Policy Q25 of the Draft Revised Lambeth Local Plan Proposed Submission Version January 2020 (DRLLP PSV) recognises the best local views in order to allow for their effect management. There are two categories of protected views – Panoramas and landmark Silhouettes.

1.1 The panoramas, as their name suggests, are generally broad views. They fall into two types, distant views from elevation positions and views along and across the River Thames.

1.2 Landmark Silhouettes tend to be more immediate and each typically focused on a single building of landmark value. The objective is to protect the settings of these landmarks to ensure their continued prominence within the view.

1.3 The purpose of this document is to explain the policy context and provide an explanatory narrative of the value of each view along with guidance on how the view should be management.

1.4 Where views extend beyond Lambeth's boundary adjoining boroughs are asked to give due regard to Policy Q25 and the guidance in this supplementary planning document (SPD) when assessing proposals within the view cones.

1.5 It should be noted that, because London's skyline is ever-changing, some of the photographs in this draft document may have to be refreshed for the final version in order to ensure this guidance is as up-to-date as possible at the time of adoption.

1.6 All references to the Local Plan refer to the Draft Revised Lambeth Local Plan Proposed Submission Version January 2020 (DRLLP PSV). This is a draft SPD to the DRLLP PSV; being consulted on while DRLLP PSV undergoes examination during 2020; this draft SPD will undergo a further round of public consultation and will be adopted after the adoption of the revised Local Plan.



# Planning Policy Context

1.7 Once adopted, this SPD will be a material consideration in decision-making when planning applications affecting local views are being assessed. The guidance has been prepared in accordance with Policy HC3 of the Draft Revised Lambeth Local Plan Proposed Submission Version January 2020 which states:

A. *Boroughs should clearly identify important local views in their Local Plans and strategies. Boroughs are advised to use the principles of Policy HC4 London View Management Framework for the designation and management of local views. Where a local view crosses borough boundaries, the relevant boroughs should work collaboratively to designate and manage the view.*

## Draft Lambeth Local Plan states:

### Policy Q25 Views

- a) *The council will resist harm to the significance of strategic views (Panoramas, Linear Views, River Prospects and Townscape Views defined in the LVMF and listed in Annex 7) and secure improvements within them in accordance with London Plan policy HC4.*
- b) *The council's views of local interest are set out in part's c and d below. In assessing proposals the council will seek to protect their general composition and character from harm. Particular regard has been paid to the identification of views of the Westminster World Heritage Site. The following views are considered to be of local interest:*

### (c) Panoramas

The objective in identifying these views is to ensure that no foreground or middle-ground development is intrusive, unsightly or prominent in relation to harms an appreciation of the panoramic view as a whole, or landmark buildings within:

- i) Views NNW from Brockwell Park to (a) Lambeth Town Hall's tower and (b) St Matthew's Church tower); and (c) views N and NNE to the city;
- ii) View NNE from Norwood Park (across LB Southwark) to the city;
- iii) View N from Gipsy Hill (across LB Southwark) to the city;
- iv) View N from Knights Hill (across LB Southwark) to the city;
- v) Views W and SW from Streatham Common to Colliers Wood, Morden, Rose Hill and Pollards Hill;
- vi) Views S and SW from The Rookery to St Helier, Epsom Downs, Pollards Hill, Croydon and the North Downs;
- vii) View W from Members' Terrace of County Hall to the North Bank of the Thames (including Houses of Parliament);
- viii) View N and E from Royal National Theatre terraces to the North Bank of the Thames including St Paul's Cathedral;
- ix) View NW from Queen Elizabeth Hall roof garden to the North Bank of the Thames including the Houses of Parliament;
- x) View W from the level 4 terrace of the Royal Festival Hall to the North Bank of the Thames including the Westminster World Heritage Site.

### (d) Landmark Silhouettes

The objective in identifying these views is to ensure that no foreground development obscures or is intrusive, unsightly, visually dominates or competes with and no background development harms, the silhouette of the assets in:

- i) Views SE and SSE from Westminster Bridge Road of Lincoln Tower on corner of Kennington Road/Westminster Bridge Road;
- ii) View N along Knights Hill of St Luke's Church tower;
- iii) View S along Norwood Road of St Luke's Church tower;
- iv) View N from Chapel Road along Weaver Walk of St Luke's Church tower;
- v) Views (a) NW and (b) SE of Christ Church along Christchurch Road;
- vi) View E along Dasset Road to Sydenham Hill and the Crystal Palace television transmitter;
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- xi) View W from St Thomas' Hospital garden to Westminster World Heritage Site and Westminster Bridge;
- xiii) View SW from St George Wharf Pier to Battersea Power Station;
- xv) (a) View E from Victoria Tower Gardens and (b) SE from Member's Terraces of Houses of Parliament to the Lambeth Palace complex (including St Mary's Church tower);
- xvi) View ESE from Millbank to 8 Albert Embankment;
- xvii) View SE from Millbank to Vauxhall Cross Building (M16).
- xviii) View NE from the Queen's Walk to St Paul's Cathedral between Waterloo Bridge and borough boundary.

### (e) Roofscape Views

The objective in identifying this view is to acknowledge the important role roofscape plays in the viewer's appreciation of the wider cityscape. The objectives will be to ensure that new roofs and roof alterations (including plant enclosures) are well designed and visually attractive in order to sustain or enhance:

- i) Views of Waterloo and north Lambeth from the London Eye.

\* The designated local views below have been removed from the Draft Revised Lambeth Local Plan:

- xii) View N from Brockwell Park to the Victoria Tower of the Houses of Parliament
- xiv) View N from Wandsworth Road Station platform / footbridge of Battersea Power Station

# Views Assessment

1.8 Lambeth's local views are available to view on the council's website. Additionally, all of the view will be modelled in VU City's 3D digital map of London to aid design development and application assessment. Applicants should note that the view cones and the view location coordinates in this document are provided for location identification purposes only. Where exact assessment points are not explicitly stated in this document those selecting assessment points for photography will be permitted a small degree of leeway (up to 2m) so long as their photography captures the essence of the character of the view as described in this document. Co-ordinates should be provided for each chosen assessment point. In the unlikely circumstances where chosen assessment points are more than 2m from the view location coordinates a persuasive written justification for this should be provided.

Council's website map: <https://www.lambeth.gov.uk/planning-and-building-control/planning-policy/lambeths-local-plan-guide%20>

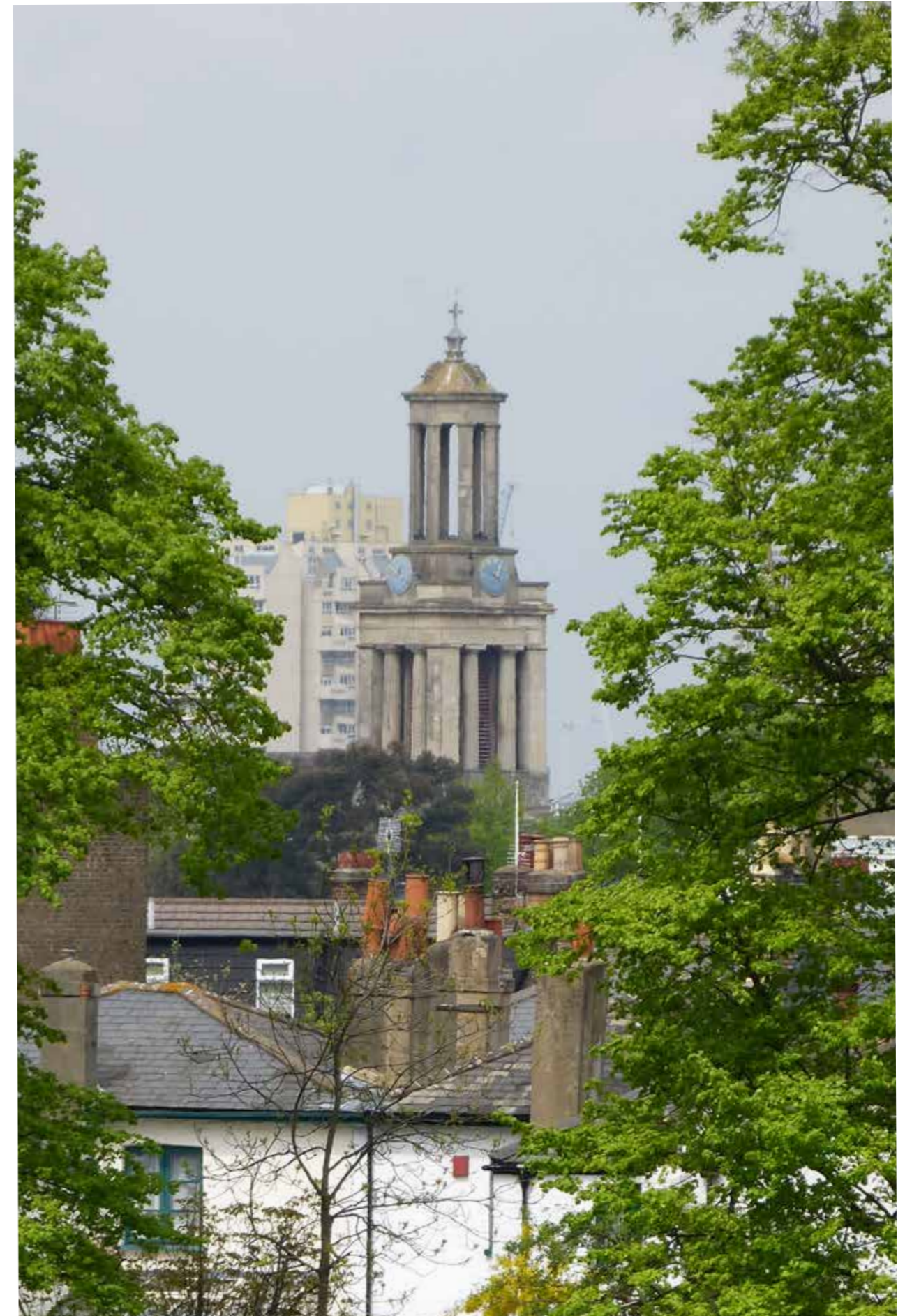
## Application Submissions

1.9 Planning applications for development which impact upon local views should provide detailed accurate digital model based assessments of the impact of their proposals on designated views; including, where necessary, verified renders of the proposal within the view. Digital models, where submitted, should be VUCity compatible.

## Assessing Applications

1.10 The Council will assess proposals which affect locally protected views using Policy Q25 of the Lambeth Local Plan, and this SPD and, where relevant, the Council's Design Code SPD. English Heritage's 'Seeing History in the View' and Historic England's 'Setting of Heritage Assets' guidance will may also be used to inform the assessment of proposals where a heritage asset are affected.

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>



View of St. Matthews Church tower from Brockwell Park - April 2019