



Cumulative

Cumulative

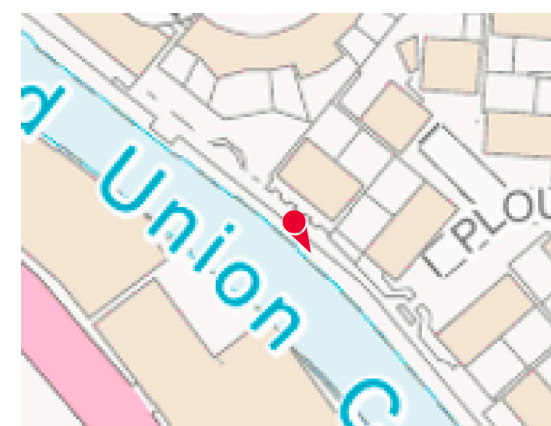
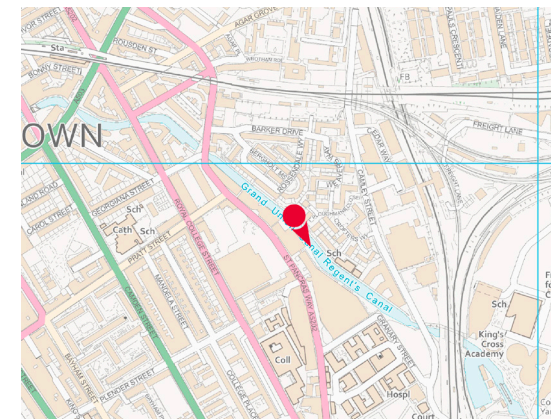
- 2.12 None of the cumulative development would be visible in the view and the significance of the effect would not change from that assessed for the Proposed Development in isolation.

Significance of likely cumulative effect:
Moderate, beneficial



Existing

3223_1101





Consented

Consented Development

2.13 This elevated view overlooking the Regent's Canal is taken from the path adjacent to Nos.11-14 Ploughman's Close, in Elm Village. The viewing position is just outside sub-area 2 of the Regent's Canal Conservation Area, south of View 3. On the west side of the canal to the right is a taller residential block at No.16, which continues the strong built residential edge to the west side of the canal seen in View 3. The Consented Development, taller than the existing former sorting office, would make a major change to the composition of this close view. Building A closest to the viewing position is now built. The subdivision of the large Site of the Consented Development into a number of smaller plots with variations in their use would physically and visually break up the long canal frontage. The resulting variation in the roofscape and architectural treatment would complement the meandering picturesque alignment of the canal and the existing finer grain of the western canal edge to the north of the Site. The Consented Development would therefore have a beneficial effect on the composition of view and would enhance activation, permeability and architectural quality of the canal edge with a resulting enhancement of the character and appearance of the Regent's Canal Conservation Area.

Significance of likely effect: **Major, beneficial**



Proposed

Proposed Development

2.14 Building B is seen beyond the completed Building A on the canal frontage. The proposed change to the parapet height and plant enclosure of Building B would be perceptible but would not noticeably alter the building's character or the composition of the view. The scale of proposed plant on the roof of Building B has been reduced and set back behind a slightly taller parapet as part of the embedded mitigation during design development. As a result, the visibility of the additional plant required to service the proposed new life science use of the building has been minimised in sensitive views along the canal. The tall flue enclosure has been set well back from the canal edge and would be barely seen from this location. Building C2 is seen at greater distance beyond. The slight increase in its height is just perceptible but would not noticeably alter the composition of this view. The plant enclosure would be taller and more visible than in the Consented Development but would be set well back from the canal edge and would be light and recessive in appearance. The upper part of lower Building C1, between B and C2, has also been increased in height and the taller parapet would partly screen the additional roof plant required for life science use. The lively composition and rhythm of the three buildings lining the canal would be preserved. Although the roofscape would be perceptibly altered in comparison to the Consented Development, with slightly increased visibility of plant, the changes at roof level would not appear visually distracting and would remain clearly secondary to the distinctive architecture lining the canal. The Proposed Development would continue to have a beneficial effect on the composition of view as a whole. The effect of the Proposed Development would not alter from that of the Consented Development.

Significance of likely effect: **Major, beneficial**