



3223\_1104

**Cumulative**

- 2.15 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: **Major, beneficial**

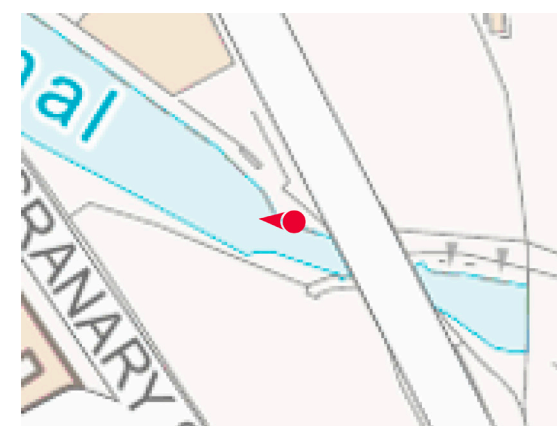
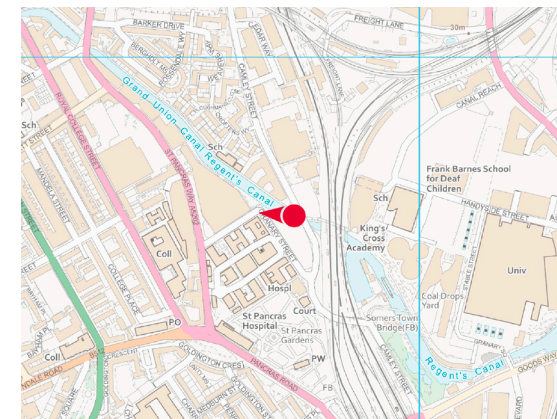
Cumulative





Existing

3223\_1251







Consented

**Consented Development**

2.16 This view is taken from the Regent's Canal towpath to the east of the Camley Street bridge within sub-area 2 of the Regent's Canal Conservation Area. From this position, the character and appearance of sub-area 2 of the conservation area can be appreciated: the surviving historic structures of the canal, including its towpath and part of the retaining wall to the former goods yard that originally occupied the land to the east of the canal, are visible in the view (and the Oblique Bridge with its earlier abutments are behind the viewing position), but their setting is distinctly modern and varied in scale, age and quality. To the north-west (right) of the canal is the 12-storey student housing development at No.103 Camley Street and framing the view on the left to the south-east is the recently completed No.101 Camley Street. The Consented Development, taller than the existing former sorting office, would make a major change to the composition of this close view. It would consolidate the scale of the western edge of the canal and would integrate comfortably with the scale and grain of existing context. The subdivision of the large Site 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**