



Proposed

Proposed Development

2.17 Residential Building C2 is the closest part of the Proposed Development to the viewing position. The increased height of its parapet would conceal the taller plant enclosure (seen in View 4) beyond in this sensitive view towards Building C2. The height of Building C1/C3 behind it has also been increased but the balance between the two buildings would not be altered; the additional plant required for its life science use would be partly concealed behind a taller parapet to minimise its visibility. The proposed change to the height and plant enclosure of Plot B further to the north along the canal would be barely discernible and there would be no change to the visible part of the lower Building C1 between Buildings C2 and B. 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**



Cumulative

Cumulative Development

- 2.18 The Oriel Development (2020/4825/P) would be visible to the left of the Proposed Development at an equivalent height screened by trees on the canal edge. The consented pedestrian bridge across the canal (2021/6222/P) would be visible in the foreground of the view. The cumulative effect would be as for the Proposed Development in isolation.

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



Existing

