

# CAMDEN GOODS YARD

A stylized graphic of a building facade, likely a warehouse or industrial structure, featuring two rows of semi-circular arches. The arches are rendered in a light red color against a darker red background. The top row of arches is slightly offset to the right, creating a sense of depth and perspective. The overall design is minimalist and modern.

## **CAMDEN GOODS YARD**

TOWNSCAPE AND VISUAL IMPACT  
ASSESSMENT ADDENDUM: UPDATED  
VERIFIED VIEWS

March 2025



**Townscape and Visual Impact Assessment Addendum: Updated Verified Views**

March 2025

**Camden Goods Yard**

Tavernor Consultancy

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Camden Goods Yard

ES VOLUME 2a: TOWNSCAPE AND VISUAL IMPACT ASSESSMENT (TVIA) ADDENDUM

S73 Application  
Tavernor Consultancy, March 2025

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1.0 Introduction

1.1 This document has been prepared by Tavernor Consultancy Ltd on behalf of St George West London Limited ('the Applicant'), to assess the townscape and visual effects of the Proposed Development to vary the extant planning permission for the Camden Goods Yard project. The Planning Statement provides the full description of the proposal.

1.2 This s73 application comprises the proposed amendments in respect of Blocks C, D, E1, E2 and F of the Main Site Parcel, identified in the detail within the accompanying DAS Addendum and identified here for ease of reference:

- Insertion of secondary stairs to Blocks C, E1 and F in accordance with fire safety guidelines for residential blocks
- Reduction of affordable housing from 38% to 15% by habitable room (from 203 to 83 homes)
- Minor tenure and unit mix changes to approved plans
- Marginal increase to footprint of Block E1 (0.5m on the east, west and north elevations) to accommodate a secondary staircase
- Minor reduction in heights of Blocks C, D, E1, E2 and F

1.3 The following conditions attached to the Operative Permission control development and are the subject of this S73 Application:-

- Condition 3, 4 and 6 - approved drawings and documents – these contains drawings which identify affordable homes (references amended) and new drawings are submitted to comply with fire regulations including a second stair core introduced into Blocks C, E1 and F and associated changes.
- Condition 5 - contains drawings which identify affordable homes (references amended). The condition also refers to the 'affordable housing statement (June 2017)' which is amended.
- Condition 73 refers to '203 affordable' homes. This will be revised to '83 affordable homes'. The condition also refers to a total of 27,983sqm GEA of non-residential floorspace. This is revised to 28,792 sqm, a de minimis increase of 809sqm following re-measurement of the scheme and marginal block footprint increase to block E1. We also note that the 2,769 sqm GEA of ancillary floorspace (gym, concierge, plant room, parking and energy centre) previously referred to in condition 73 (2020/3116/P, dated 3rd December 2020) has unintentionally been omitted from the Operative Permission and is proposed for reinserted.

1.4 This report forms a Townscape and Visual Impact Assessment Addendum (TVIA Addendum) to the '2017 TVIA (amended)'. The '2022 TVIA' comprises the original TVIA submitted as part of the first application for the Camden Goods Yard project in 2017 and updates made in relation to subsequent s73 applications (in 2020 and 2022). This is the 4<sup>th</sup> s73 application to the Camden Goods Yard planning permission, with the 3<sup>rd</sup> application (2022/3646/P) providing the most recent planning permission. The TVIA forms Volume 2a of the Environmental Statement (ES).

1.5 The proposed amendments which are the subject of this assessment and the s73 application are referred to in this report as 'the February 2025 Amended Proposed Development'.

1.6 The Camden Goods Yard scheme, as amended in the 3<sup>rd</sup> S73 application (2022/3646/P), is referred to in this report as 'the March 2023 Consented Scheme'.

1.7 The 2017 TVIA (as amended) reported the likely significant effects of the development on existing townscape and visual receptors during the construction and operational phase. This TVIA Addendum has been prepared to outline the key relevant changes in relation to the March 2023 Consented Scheme and to identify any changes to the findings and conclusions associated with the 2017 EIA/ES (as amended).

Planning Policy Context

1.8 A review of UK planning policy and guidance relevant to the proposals has been previously undertaken as part of the 2017 EIA/ES (as amended).

1.9 New, updated or draft planning policy of relevance to this assessment which has been issued since the 2017 TVIA (as amended) is as follows:

- GLA, *Planning Practice Note: Heritage Impact Assessment and the Setting of Heritage Assets* (2023);
- *Planning Practice Guidance* (PPG) (2024);
- *Draft New Camden Local Plan Regulation 18 Consultation Version* (January 2024); and
- *National Planning Policy Framework* (NPPF) (December 2024).

1.10 None of the changes made to the PPG, NPPF and proposed to the Camden Local Plan would affect

- this assessment. The GLA Planning Practice Note was published in support of Historic England's guidance *The Setting of Heritage Assets: Historic Environment Good Practice Note 3* (2<sup>nd</sup> ed., 2017), which the 2017 TVIA (as amended) follows.
- 1.11 The 2017 TVIA (as amended) and the assessment undertaken in this Addendum TVIA accord with the policy and guidance set out in these relevant documents issued following the preparation of the 2017 TVIA (as amended).

#### Assessment Methodology

- 1.12 The assessment methodology is unchanged from that used in the 2017 TVIA (as amended). This includes the extent of the study areas for townscape and visual receptors, and the method of baseline collection and method of assessment.
- 1.13 Six of the verified views presented in the 2017 TVIA (as amended) have been updated by visualisers AVR London and appended to this Addendum. The views that have been updated include rendered representations of the February 2025 Amended Proposed Development. The views have been selected on the basis of the likely visibility of the February 2025 Amended Proposed Development in order to facilitate a robust assessment of potential townscape and visual effects. The selected views are considered to be a comprehensive selection considering the particular and minor nature of the proposed amendments to the March 2023 Consented Scheme and their likely limited visibility and thereby very limited effects on townscape character and views.
- 1.14 A cumulative assessment is included in which significant consented and submitted schemes are considered in combination with the February 2025 Amended Proposed Development. A cumulative version of each of the six verified views appended to this report includes wirelines of the cumulative schemes that would be visible in the view. The cumulative schemes are listed in Table 5 of the EIL.

#### Baseline Conditions

- 1.15 The baseline conditions for this assessment are as set out in the 2017 TVIA (as amended).
- 1.16 Since 2022, Blocks A and B are in an advanced stage of construction on the Site. Consequently the townscape and visual character of the Site itself has substantially changed, however since that change was assessed in the 2017 TVIA (as amended) as part of the March 2023 Consented Scheme, this change to the Site is not considered to affect the scale and nature of effects reported in the 2017 TVIA (as amended).
- 1.17 The Townscape Character Areas (TCAs) identified and assessed in the 2017 TVIA (as amended) remain relevant and appropriate and there have been no significant changes to the baseline conditions.
- 1.18 The local and wider views identified and assessed in the 2017 TVIA (as amended) remain relevant and appropriate and there have been no significant changes to the baseline conditions.

#### Summary of Relevant Scheme Changes

- 1.19 Full details of the February 2025 Amended Proposed Development are set out in the Planning Statement by Quod and Design and Access Statement Addendum (DAS) and planning drawings prepared by Allies and Piercy & Co.
- 1.20 As aforementioned, the proposed s73 amendments relate to five blocks: Blocks C, D, E1, E2 and F1-3 (Blocks A and B of the March 2023 Consented Scheme are in an advanced stage of construction on the Site).

#### Height

- 1.21 The s73 amendments include adjustments to all of the blocks heights, however in terms of storeys numbers, these would remain the same with the blocks of the February 2025 Amended Proposed Development ranging from 5 (G+4) to 11 (G+10) as in the March 2023 Consented Scheme. All of the blocks would slightly reduce in height as a consequence of a reduction in floor-to-floor heights. The greatest reduction of height would be to Block E1, which would reduce from 70.7m to 73.38m. The verified views show that the height reduction to all of the blocks would be very little noticed, if at all.

#### Mass

- 1.22 Block E1 would be slightly increased in mass (0.5m to the east, west and north) in order to accommodate secondary staircases. The mass and footprints of Blocks C, D, E2 and F1-3 would not change from the March 2023 Consented Scheme.

#### Detailed designs

- 1.23 The architectural expression, material and tones of the blocks has not changed from the March 2023 Consented Scheme.

- 1.24 There would be very minor changes to the external appearance of the blocks as a result of the reduction in storey heights and amendments to the internal configuration of the blocks, resulting in very minor changes to window positions and balconies. On Block C, the insertion of second stairs has resulted in the addition of external balconies to the east elevation (in place of inset balconies). On Block E1, the emergency escape stairs are relocated from within the block to an external location between E1 and E2. These amendments would be perceptible but would not change the overall character, appearance and quality of the blocks in relation to the March 2023 Consented Scheme; the February 2025 Amended Proposed Development would appear essentially the same as the March 2023 Consented Scheme.

## 2.0 Assessment of Townscape and Visual Effects

### Demolition and Construction Stage

- 2.1 There would be no change to the effects, mitigation or residual effects of the demolition and construction stage in regard to townscape and visual effects in comparison to the March 2023 Consented Scheme.

### Completed Development Stage

- 2.2 The potential for revised townscape and visual effects as a result of the February 2025 Amended Proposed Development are considered based on the revised verified views appended to this Addendum.

### Effects on Townscape Receptors

- 2.3 As stated, the proposed design amendments would not alter the overall scale, composition and design character of the March 2023 Consented Scheme. There would be very small amendments to the heights, form and expression of the consented blocks, however none of these proposed amendments would alter how the scheme would appear and relate to the ten Townscape Character Areas (TCAs) assessed in the 2017 TVIA (as amended). The effects on TCAs reported in the 2017 TVIA (as amended) were entirely neutral or beneficial in nature and range from none to minor in scale. The February 2025 Amended Proposed Development would have the same effects as the March 2023 Consented Scheme, as set out in detail in the 2017 TVIA (as amended).

### Effects on Visual Receptors

- 2.4 Six views from the 2017 TVIA (as amended) have been updated by AVR London and are appended to this report:
- View 17: Princess Road
  - View 24: Harwood Street
  - View 25: Hartland Road
  - View 32: Camden High Street
  - View 36: Oval Road
  - View 37: Chalk Farm Road at Harwood Street

- 2.5 These six views were selected on the basis of the likely visibility of the proposed amendments. They focus on Blocks E1 and C as the blocks which would be most altered in the February 2025 Amended Proposed Development. Block E1 would be the block most reduced in height and would increase very slightly in footprint and mass. Block C would be very slightly reduced in height and would have external balconies added to the east elevation. The changes proposed to the height and external appearance of Blocks D, E2 and F1-3 are very negligible in degree and are likely to be imperceptible.

- 2.6 The updated set of six views are appended to this report. There are three versions of each view as follows: Consented; Proposed; Cumulative.

- 2.7 Reference should be made to the 2017 TVIA (as amended) for the assessment narrative for each selected view; it applies equally to both the March 2023 Consented Scheme and the February 2025 Amended Proposed Development. The magnitude of impact and scale and nature of effect would also be the same for each selected view for both the March 2023 Consented Scheme and the February 2025 Amended Proposed Development. The verified views demonstrate that there would be no change to townscape or visual effects due to the negligible degree of difference with the



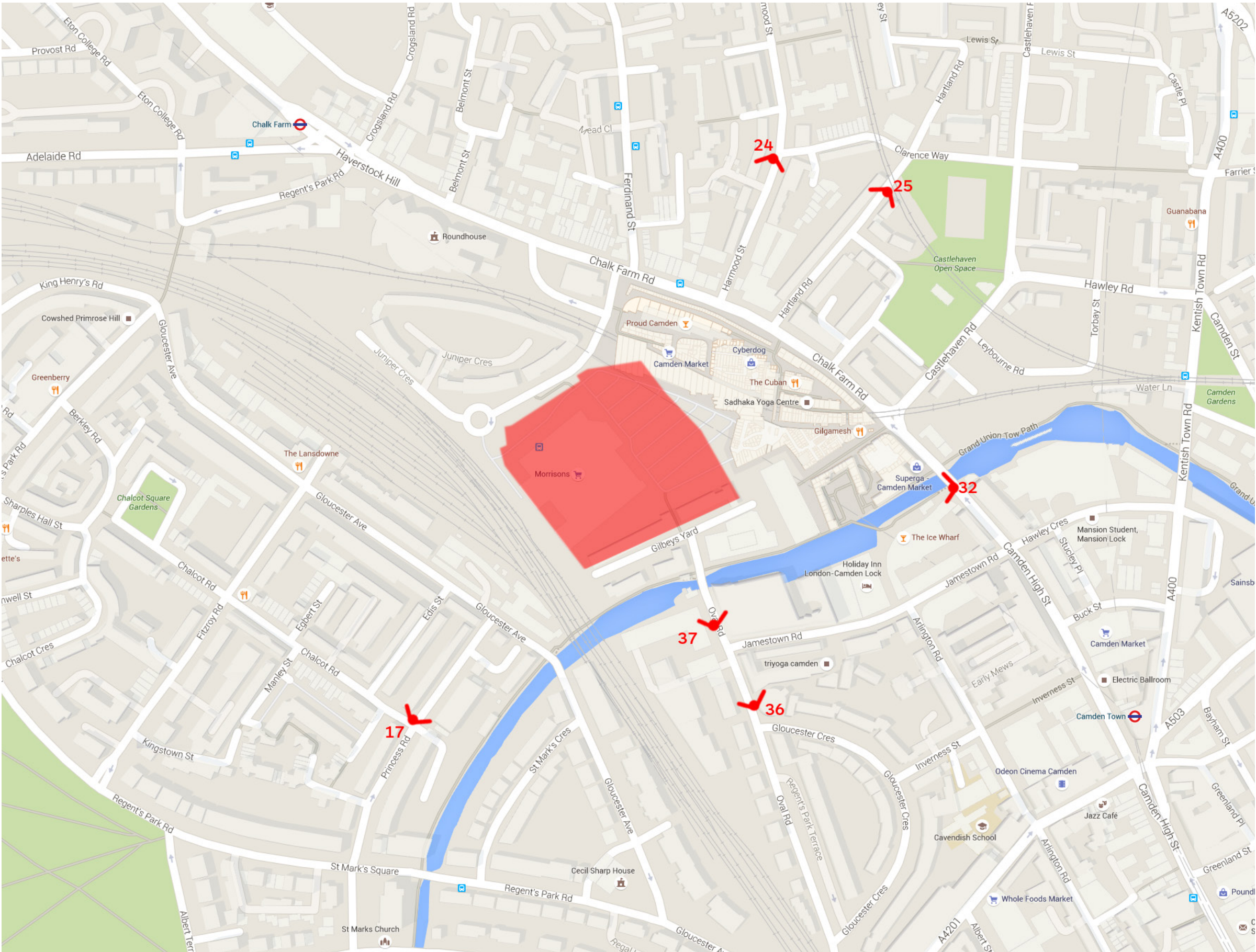
March 2023 Consented Scheme and the nature of the proposed changes, which do not alter the overall scale, composition, design character and high quality of the March 2023 Consented Scheme. The February 2025 Amended Proposed Development will have the same effects on the views as the March 2023 Consented Scheme.

- 2.8 The full set of views and assessment can be found in the 2017 TVIA (as amended). It can be extrapolated from the selected six views that the February 2025 Amended Proposed Development would have the same effects as the March 2023 Consented Scheme on all of the views considered in the 2017 TVIA (as amended).
- 2.9 The cumulative schemes have been updated to reflect the current scenario of consented and emerging schemes. They are listed in Table 5 of the EIL. They are indicated in the verified views appended to this Addendum with coloured wirelines. The updated cumulative scenario would not alter the cumulative effects found in the 2017 TVIA (as amended) (N.B. in relation to the six views appended, cumulative schemes are only visible in View 17 and View 32. The blue wireline in View 17 represents a cumulative scheme which would have negligible visibility in the view and would not affect how the February 2025 Amended Proposed Development appears in the view. The pink wireline in view 32 represents the temporary observation wheel which forms part of the Camden Lock Market application ref. 2022/3853/P); the wheel would be visually permeable and temporary and therefore the 'minor, neutral' cumulative effect reported in 2017 is considered to remain applicable).
- 2.10 The updated cumulative scenario is not considered to alter any of the effects set out in relation to the March 2023 Consented Scheme in the 2017 TVIA (as amended). The visual effects of the March 2023 Consented Scheme and the February 2025 Amended Proposed Development would be the same, therefore the cumulative visual effects would also be the same for both iterations of the scheme.

### 3.0 Conclusions

- 3.1 The proposed amendments to the March 2023 Consented Scheme would be barely perceptible in all views due to the very minor nature of visible change resulting from the proposed amendments.
- 3.2 The proposed minor amendments to the blocks heights and mass and the proposed design refinements have been assessed to be appropriate and of a high-quality in regard to townscape and visual effects.
- 3.3 The proposed amendments would not materially alter the assessment of the magnitude of impact or the significance of effects of the March 2023 Consented Scheme, in isolation or cumulatively, on any townscape and visual receptors set out in the 2017 TVIA (as amended).







View 17 Princess Road



Consented Scheme

Proposed



VIEWPOINT MAP





AM2402\_UP-Camden Goods Yard\_ST26062017

© AR LONDON

1.6 m above ground

14:20 12 April 2024

Cumulative



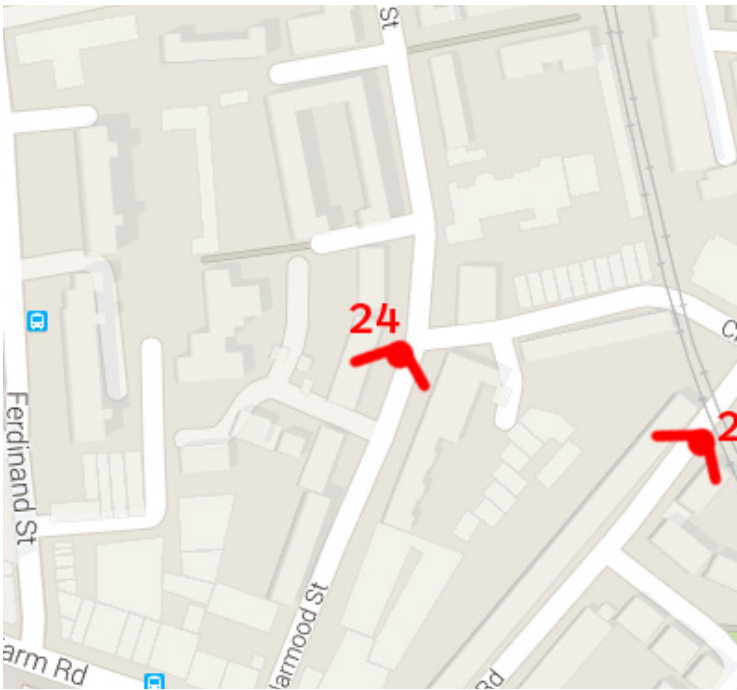
View 24 Harwood Street



Consented Scheme



Proposed



VIEWPOINT MAP