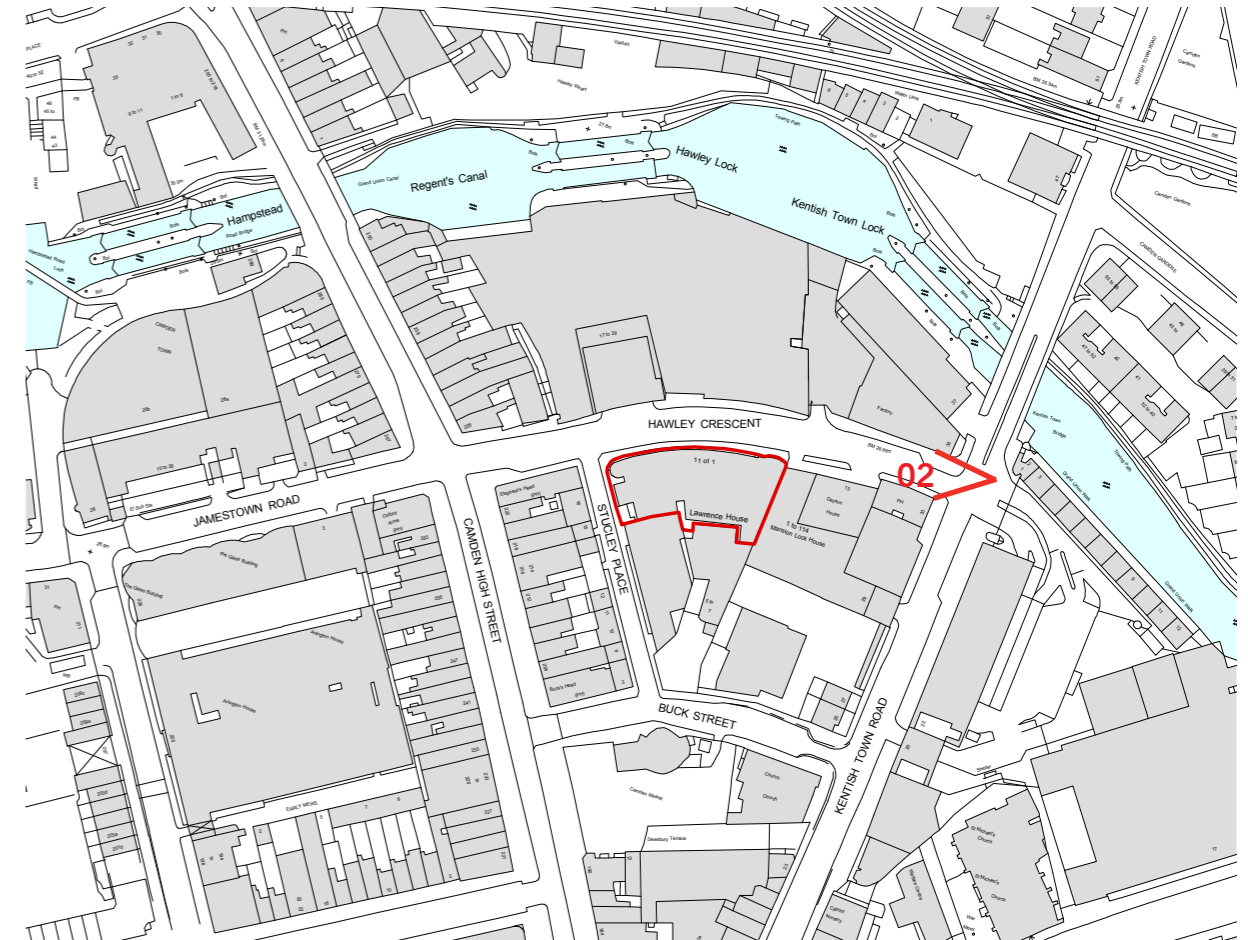


Affected view No.2 from Kentish Town Road



Photo showing existing view No 2



Map showing the point of view No 2

VIEW 2 from Kentish Town Road

The view point

The view is taken from Kentish Town Road facing 1-11 Hawley Crescent.

Elements in the view

The foreground comprises a two storey pub, the Devonshire Arms, and a six storey mixed use building on the left hand side, and a grade II listed building, the Elephant House, on the right hand side. Beyond that, the MTV building follows the curved Hawley Crescent.

Magnitude of view

Is the view affected? Yes No

The right hand bottom image shows the red line extension profile. The extension profile is partially hidden by the existing

building profiles.

The proposed building height does not interfere with the grade II listed building on the right hand side of the image.

The magnitude of change of the view is considered to be significant to be moderate/Slight.

Significance of the View

The proposed roof extension follows and completes the surrounding profile/skyline. It would cause improvement to this view. Consequently, in terms of significance of effect, the proposed extension could be considered as "Minor Beneficial".

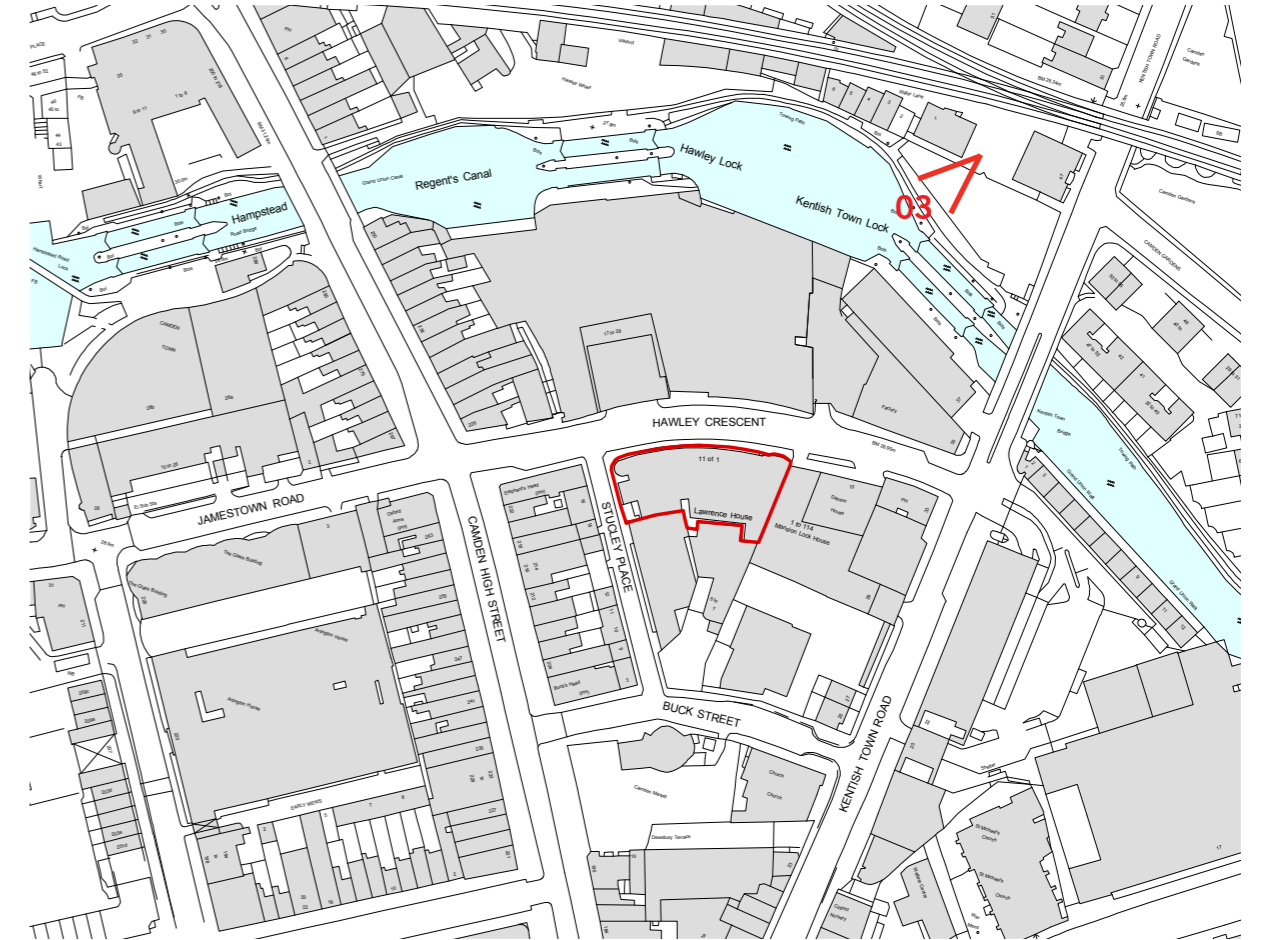


Photo showing proposed view No 2. The red line shows the proposed extension.

Affected view No.3 from Regents Canal



Photo showing existing view No 3



Map showing the point of view No 3

VIEW 3 from Regents Canal

The view point

The view is taken from the left hand side of the Regents Canal facing the site.

Elements in the view

The foreground comprises a single storey warehouse building. Beyond that, a large two storey warehouse partially screen the proposed roof extension of 1-11 Hawley Crescent.

Magnitude of view

Is the view affected? Yes No

The proposed extension profile is partially hidden by the existing building and its set back approximately 50 metre from this viewpoint so that it appear in the middle distance, i.e., the proposed building height does not harm or interfere with any local

landmark or listed building in this selected view.

The magnitude of change of this view is considered to be slight to negligible.

Significance of the View

It is considered that the proposed roof extension changes would cause no discernible deterioration or improvement in the existing view. Consequently, in terms of significance of effect, the proposed extension could be considered as "Negligible".

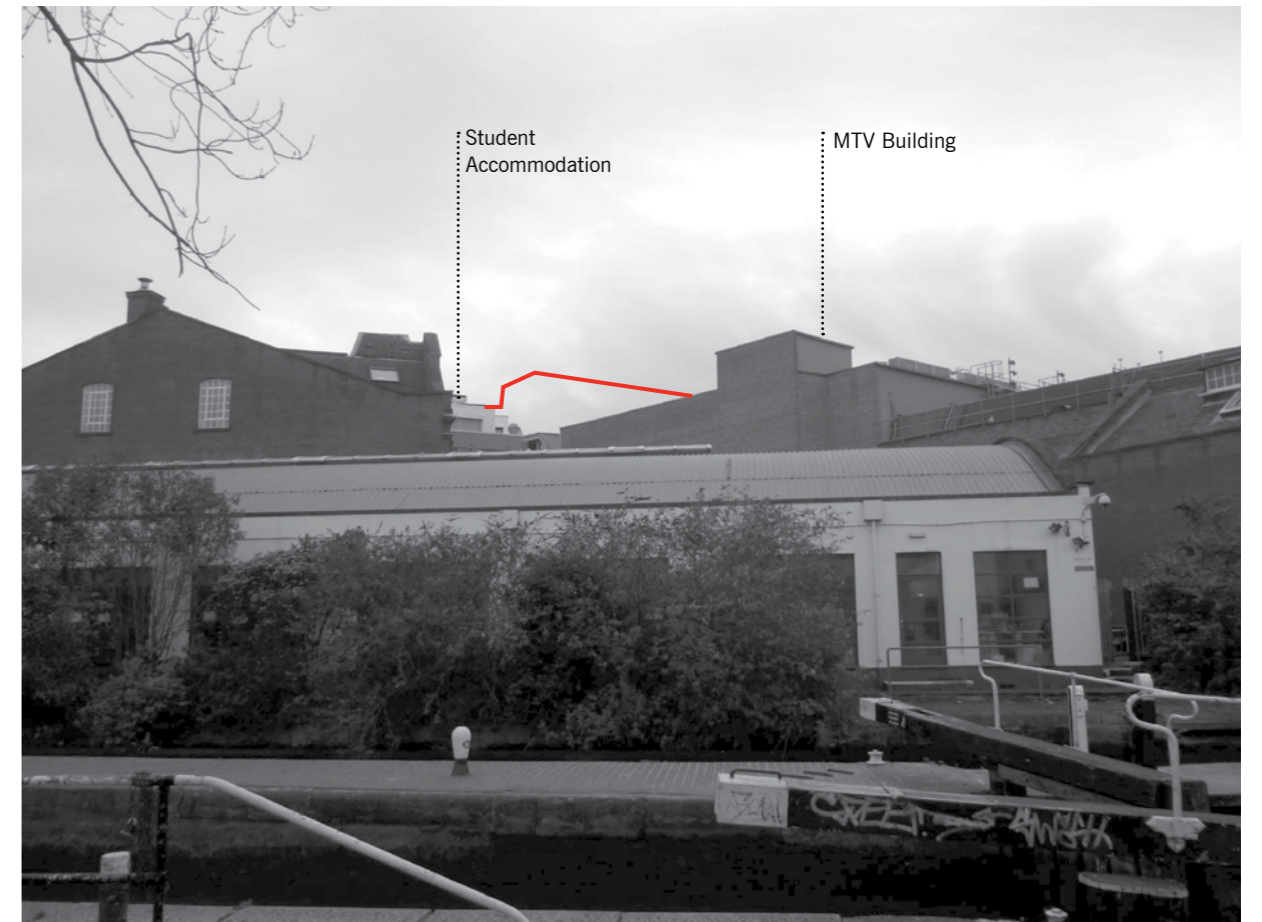


Photo showing proposed view No 3. The red line shows the proposed extension

Affected view No.4 from Jamestown Road



Photo showing existing View No 4

VIEW 4 from Jamestown Road

The view point

The view is taken from No. 8 of Jamestown Road looking to the side.

Elements in the view

The foreground comprises a large five and four storey commercial buildings.

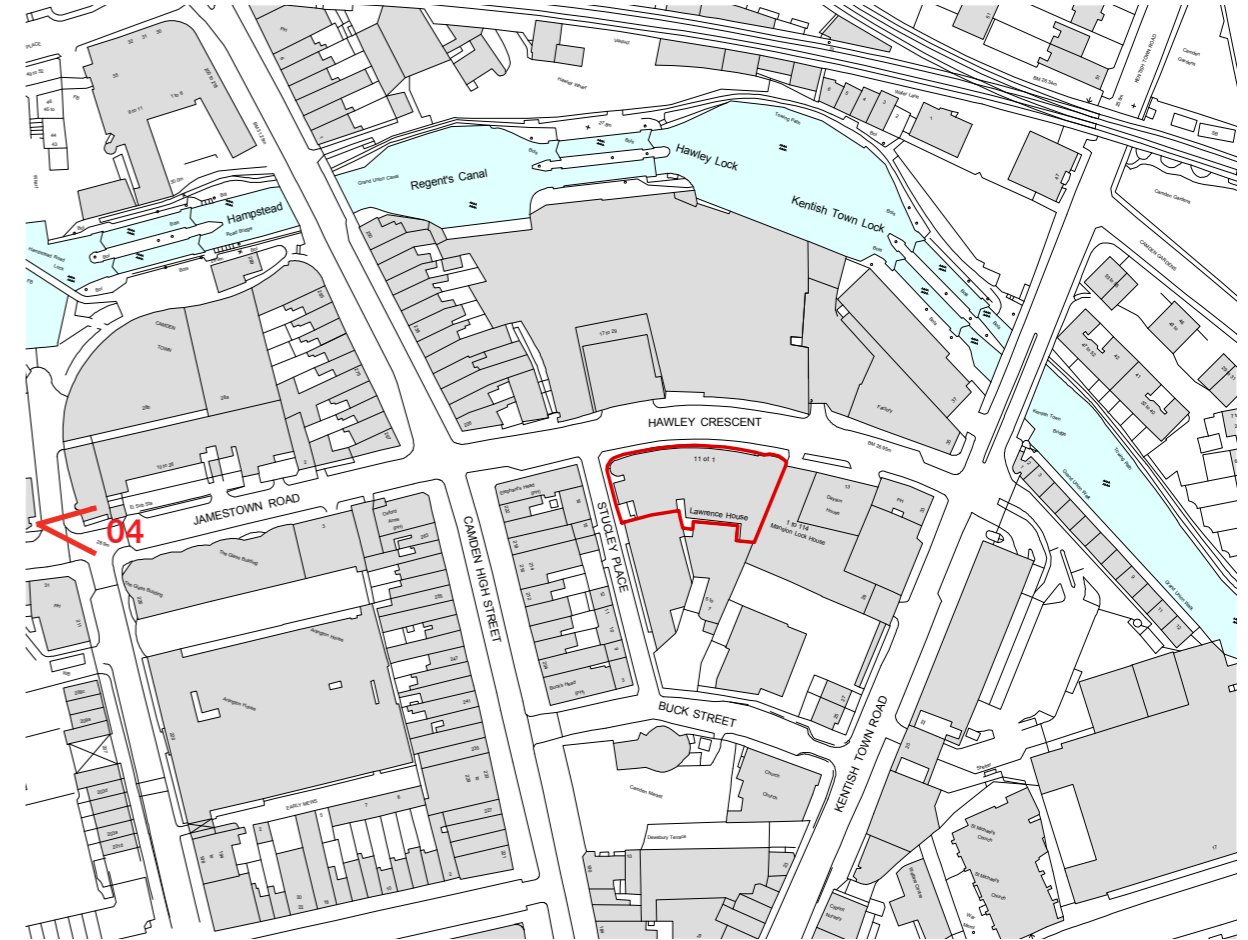
Is the view affected? Yes No

The proposed extension profile is partially hidden by the existing building profile and follows the profile of the existing profile of the curved glass building along Jamestown Road, i.e., the proposed building height does not harm or interfere with any local landmark in this selected view.

The magnitude of change of the view is considered to be moderate to slight.

Significance of the View

The proposed roof extension follows and complete the surrounding profile/skyline and it would cause limited improvement to this view. Consequently, in terms of significance of effect, the proposed extension could be considered as "Moderate Beneficial".



Map showing the point of View No 4

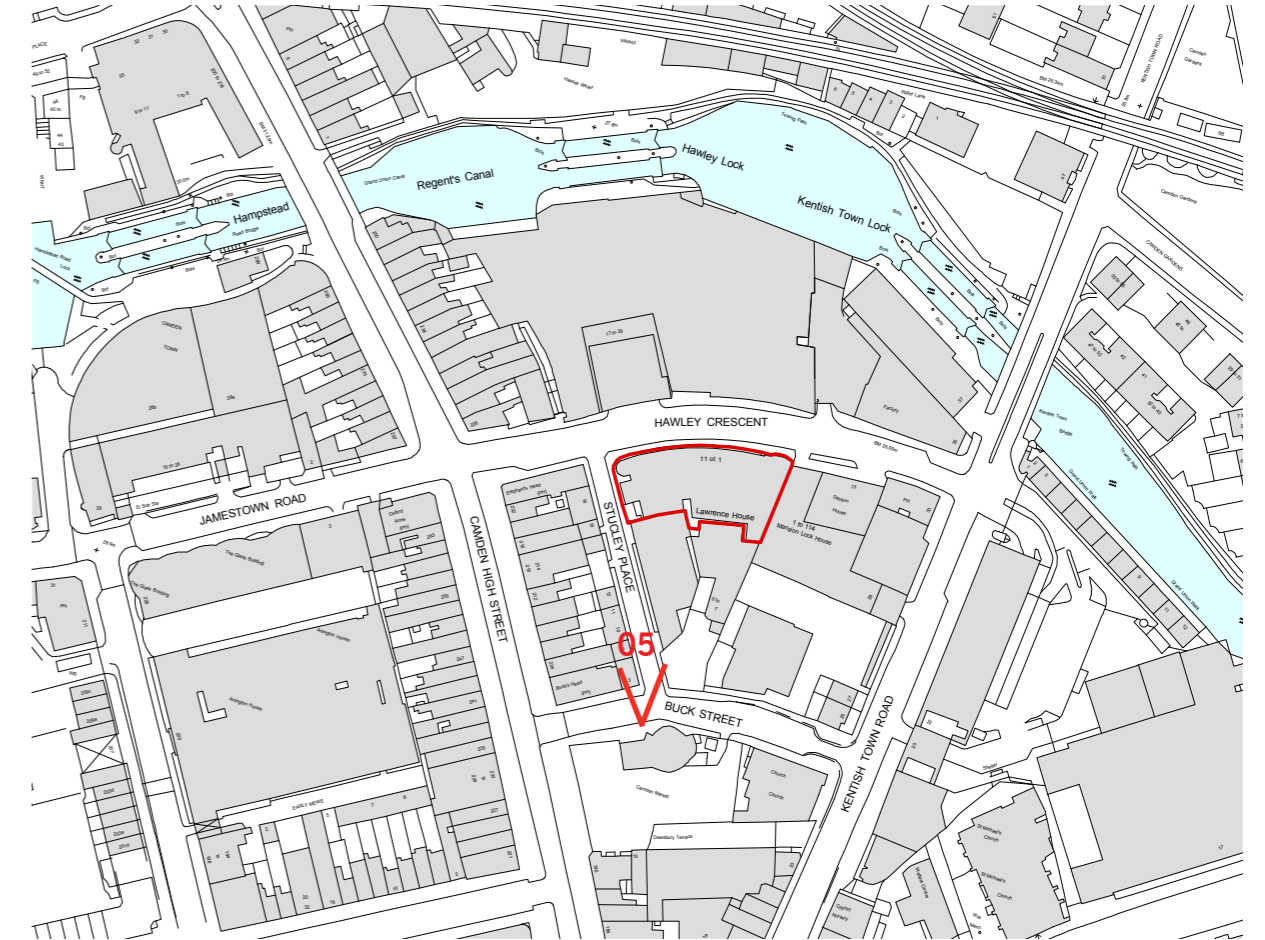


Photo showing proposed View No 4. The red line shows the proposed extension

Affected view No.5 from Buck Street



Photo showing existing View No 5



Map showing the point of View No 5

VIEW 5 from Buck Street

The view point

The view is taken from No. 5 of Buck looking to the side.

Elements in the view

The foreground comprises the under construction MTV building and the three storey building in 5 Stucley Place.

Magnitude of view

Is the view affected? Yes No

The proposed extension profile is partially hidden by the existing tree storey building profile in 5 Stucley Place, i.e., the proposed building height does not harm or interfere with any local landmark in this selected view.

The magnitude of change of the view is considered to be large to moderate.

Significance of the View

It is considered that the proposed roof extension changes would cause no discernible deterioration or improvement in the existing view. Consequently, in terms of significance of effect, the proposed extension could be considered as "Minor Beneficial".



Photo showing proposed View No 5. The red line shows the proposed extension

Conclusion

The site at 1-11 Hawley Crescent contains no designated heritage assets and is not located in a conservation area.

The proposed development will include the partial demolition of the third and fourth floors within the site, the replacement of existing facade an extension on third and fourth floors and it is consider to have a positive impact on the site and its surroundings.

The Site is not assessed to form a prominent part of any settings of heritage significance. Whilst the Regents Canal and Camden Town Conservation Areas are located adjacent to the site. The proposed extension does not significantly affect the area, as shown on the previous analysis, and sits well with the current MTV building an its neighbours.

The proposed roof extension will be slightly larger in mass than existing but does not represent a change to the character of the setting in the immediate area.

The magnitude of impact of the proposed roof extension is considered to be predominantly minor with an overall impact of negligible. Overall, the proposed extension will enhance the contemporary aesthetic nature of the adjacent townscape.