



Existing

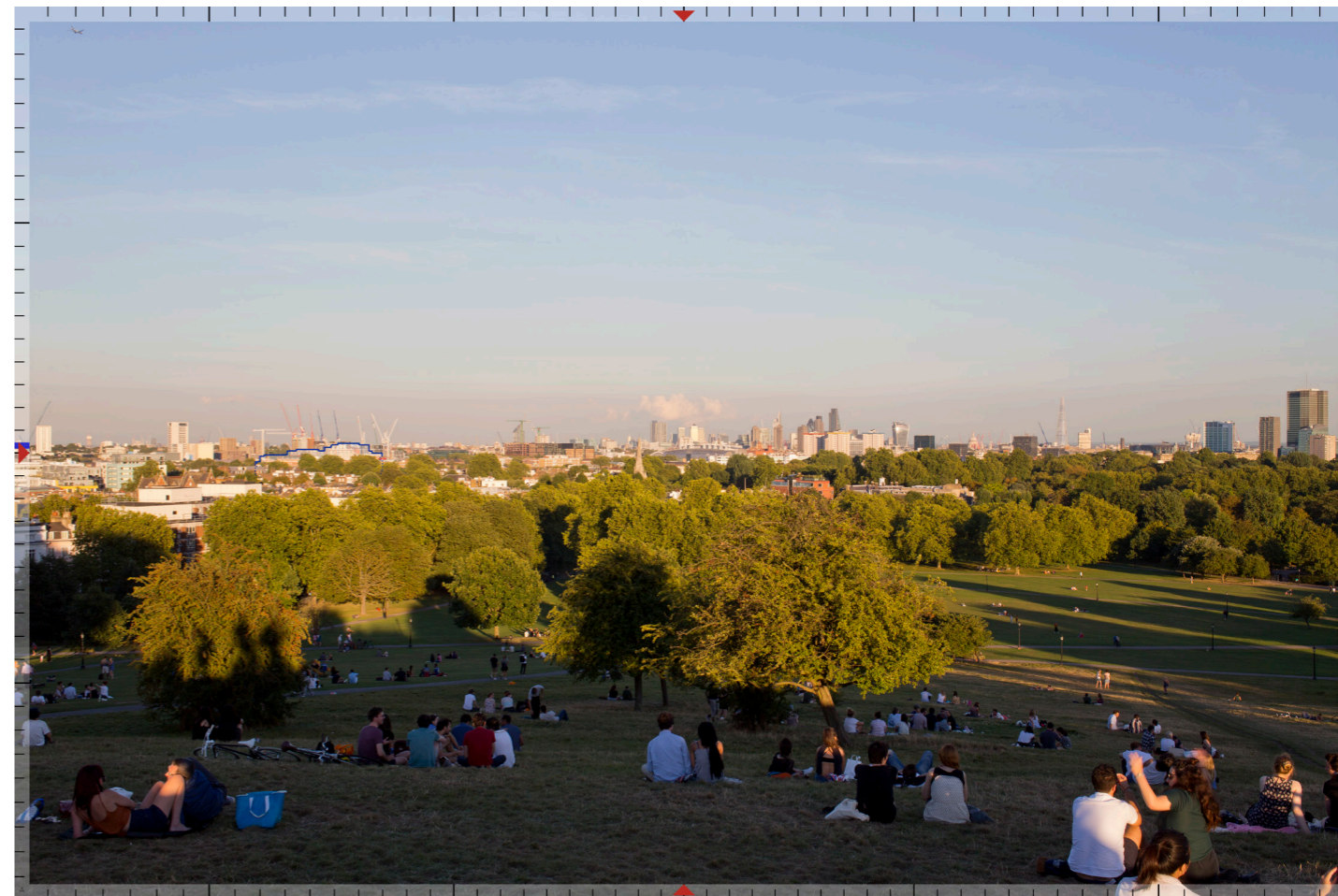
### Existing

6.20 The view is one of six London Panoramas designated as part of the LVMF SPG (Ref 1-2). Primrose Hill, to the north of Regent's Park, is a 20-hectare open space listed Grade II on the HE Register of Parks and Gardens of Historic Interest. Views from the summit offer broad panoramas of London and of a number of key buildings in central London. There are two Protected Vistas from this viewing location; this view is the panorama from Assessment Point 4A.1, directed towards St Paul's Cathedral. The foreground and middle ground are dominated by the leafy open space of Primrose Hill and Regent's Park, with London Zoo visible among the trees. The most prominent skyline features are, to the right of St Paul's, the Shard, and to the left of St Paul's, the cluster of tall buildings in the City of London. Well to the left-hand side of the view, cranes on the skyline mark the ongoing regeneration of King's Cross. The London Panorama is of 'high' to 'exceptional' townscape quality. It has a generally high sensitivity to change because views of the surroundings are an important contributor to the setting of this designated strategic viewpoint. The Protected Vista of St Paul's Cathedral has a very high sensitivity to change.

### Proposed

6.21 The Proposed Development would be well outside the Protected Vista to St Paul's. The Proposed Development would have no likely effect on the viewer's ability to recognise and appreciate St Paul's Cathedral in this view. The Proposed Development would appear embedded within the existing varied informal townscape composition on the skyline in the peripheral middle ground of the view. It would not block or detract from the distinctive skyline of central London to its right. The Proposed Development would be a minor new addition to the composition of the view and would be consistent with the existing grain and character of its middle ground, with therefore a qualitative neutral effect. The setting of the heritage assets seen in view would be unharmed by the Proposed Development. The assessment would not alter from the September 2017 TVBHA.

Significance of likely effect: **Minor, neutral**

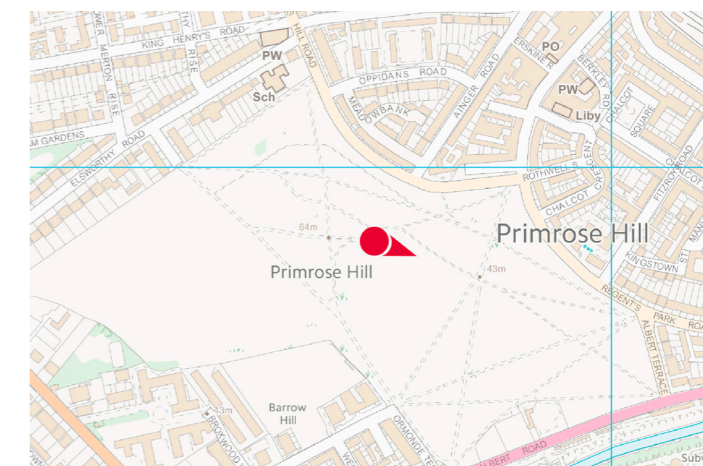


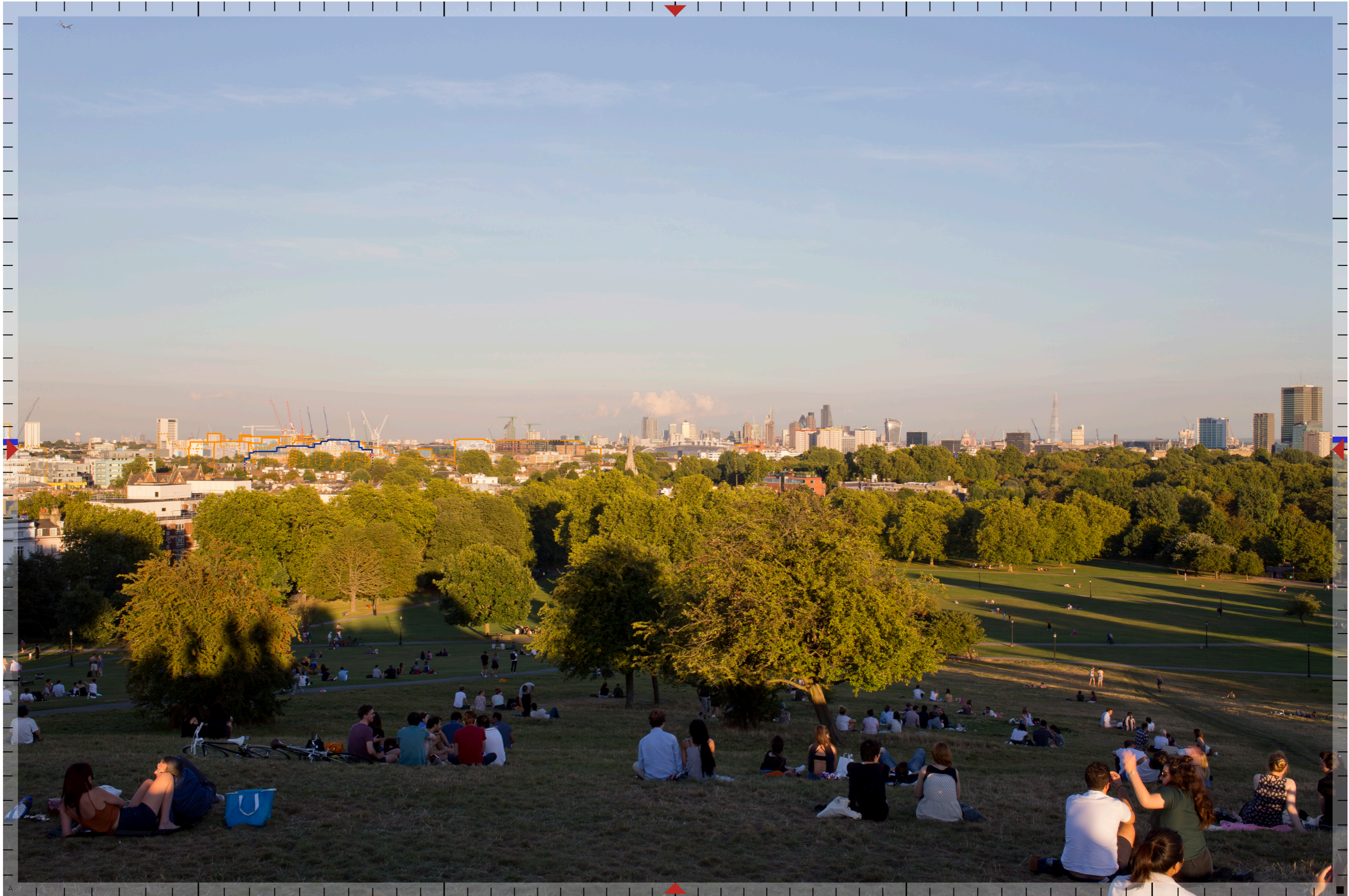
Proposed

### Cumulative

6.22 101 and 102 Camley Street would be visible as buildings of equivalent height to the Proposed Development to the left. With the Proposed Development they would reinforce the larger scale and grain of the middle ground in the King's Cross St Pancras area seen beyond the residential suburbs of north London in the foreground. The cumulative development would slightly increase the magnitude of the effect but would not alter the significance of effect in comparison to that of the Proposed Development assessed in isolation.

Significance of likely cumulative effect: **Minor, neutral**





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Cumulative



Existing

### Existing

6.23 This view is taken from the north bank of Regent's Canal, adjacent to Rossendale Way, looking south towards the Site. The viewing position is within sub-area 2 of the Regent's Canal Conservation Area. On the left of the view is the towpath and partly overgrown retaining wall to the former Midland Railway goods yard; the goods yard was replaced by a low-rise housing development, Elm Village, in the mid-1980s. The recent 103 Camley Street development is just visible beyond. On the right, the undistinguished late 20th century housing developments lining the canal have replaced the former industrial buildings associated with the canal. Looking southwards along the canal beyond them, the existing former Royal Mail sorting office on the Site is visible; because of the meandering alignment of the canal this is the point at which it starts to become visible. From this position, the character and appearance of sub-area 2 of the conservation area can be appreciated: it retains the urban grain of the former industrial area but to the west of the canal none of the historic built fabric survives and the character is distinctly modern and mixed-use with a hard, impermeable edge to the canal. This is a representative townscape view selected to demonstrate the likely effects of the Proposed Development on the character and appearance of the Regent's Canal Conservation Area.

Although the heritage value of the conservation area as a designated heritage asset is high, the townscape and scenic quality of the view is 'ordinary' to 'good' and is considered to have a medium sensitivity to change.

### Proposed

6.24 The Proposed Development, taller than the existing former sorting office, would have a stronger visual presence in the view, enhancing the definition and quality of the edge to the canal. It would make a moderate change to the view with a beneficial effect on its composition, enhancing its established strong well activated built edge to the west. Its scale would preserve the perspective of the view southwards and would appear well integrated with the existing built edge to the west of the canal. The assessment would not alter from the September 2017 TVBHA.

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



Proposed

### Cumulative

6.25 101 Camley Street would be visible as a more distant building of equivalent height to the Proposed Development, preserving the perspective and terminating the southerly channelled view. The cumulative development would slightly increase the magnitude of the effect but would not alter the significance of effect in comparison to that of the Proposed Development assessed in isolation.

Significance of likely cumulative effect: **Moderate, beneficial**

