



3223\_1406

Cumulative



Existing



Proposed

### Existing

6.41 This view is taken from Plender Street, at the junction with College Place, looking east towards the Site. The viewing position is well outside, to the east of the Camden Town Conservation Area, and outside the north-western edge of the King's Cross Conservation Area. The street is lined with low to mid-rise residential buildings; those on the right are part of a large mid-rise post-war estate to the south of Plender Street. The streetscape on the north side at the eastern end of Plender Street is more varied: a mixture of 19th century terraces and post-war infill. Terminating the view is a surviving fragment of a Grade II listed early 19th century terrace at Nos.6-10 Royal College Street. Beyond it the upper storeys of the Unite student accommodation blocks at No.11 St Pancras Way, opposite the Site, are visible. Although softened by street trees, the townscape in view is defined by broad residential blocks lining both sides of Plender Street which give the road a strong, inactive built edge. The blocks to the right form part of an extensive area of local authority housing extending to the west and south between the Camden Town and King's Cross Conservation Areas. The view along Plender Street is closed by the Grade II listed Nos. 6-22, St Pancras Way, with the roofline of the modern 1-12 College Grove visible rising behind. This is not a viewing position of recognised importance but a

representative townscape view from the area to the west which aligns with the Site. Although the heritage value of the listed buildings as designated heritage assets is high, the townscape and scenic quality of the view overall is 'ordinary' and the view is considered to have a medium sensitivity to change.

### Proposed

6.42 The top floor of the building on Plot A of the Proposed Development, partly screened by trees would be visible beyond the roofline of the Unit student accommodation on St Pancras Way. The light-weight glazed attic storey would contribute an additional recessive layer to the secondary roofscape beyond Plender Street with a minor effect on the composition of the view. To its right an upper corner of the building on Plot B would be glimpsed above the post-war residential block, Camelford House, on the east (right) side of Plender Street. The character and quality of the townscape and of this representative view would not be altered, with a neutral qualitative effect therefore. Moving forward from this position, towards the listed terrace and the closer clearer, more significant, views of it, the Proposed Development would recede and disappear from view, reducing the effects on its setting. As demonstrated by the previous View 9, the Proposed Development would become visibly more distant

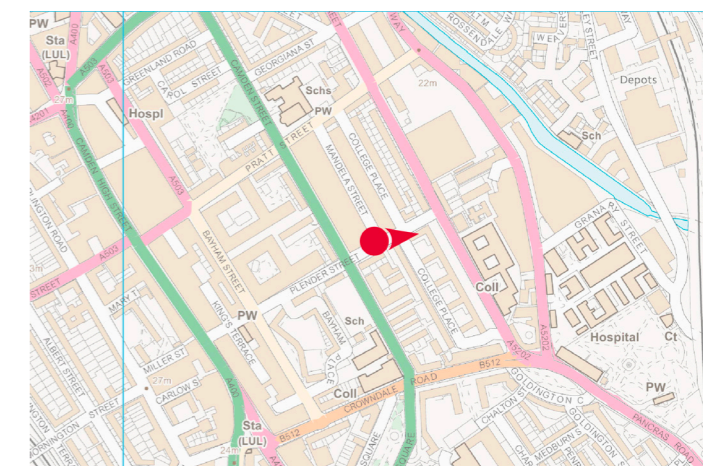
and screened by trees with negligible effects on the aligned views from the Camden Town Conservation Area. The assessment would not alter from the September 2017 TVBHA.

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

### Cumulative

6.43 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: **Minor, neutral**





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Cumulative