



Existing



Proposed

**Existing**

6.57 This view is taken outside No.22 St Pancras Way, looking south towards the Site along the western boundary of the Regent's Canal Conservation Area. On the left, within the conservation area, the street is defined by late 20th century building frontages; these buildings also look eastwards onto the canal. On the right of the view, the west side of St Pancras Way is outside the conservation area. Closest to the viewing position is the Parcel Force depot with a large parking area onto St Pancras Way; this site is subject to emerging redevelopment plans. Beyond the depot is a late 20th century housing development rising to eight storeys and the long frontage of recently developed Unite student accommodation opposite the Site. The current building on the Site is visible as a long low form terminating the view as the alignment of the street bends to the west at its southern end. The heritage value of the conservation area as a designated conservation area is high. However, this view along its western edge, away from its heart along the canal and not including any historic canal-side structures, is not representative of the important aspects of the conservation area's character and appearance and therefore not a highly significant view. The townscape and scenic quality of the view from St Pancras Way is 'ordinary': the townscape is

varied in quality with an informal composition and is considered to have a medium sensitivity to change.

**Proposed**

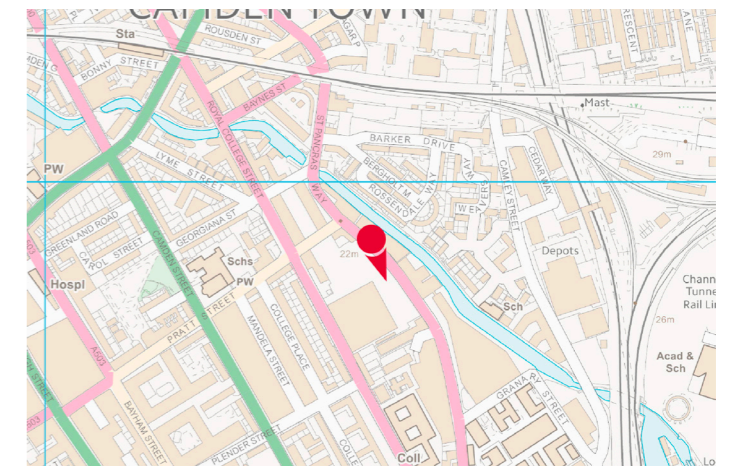
6.58 The Proposed Development would be clearly visible as a recognisable new townscape addition replacing the existing low single large-footprint building — a negative contributor to the conservation area — with a series of new buildings that would continue the existing street frontage on the west side of the conservation area at a taller scale. The Proposed Development would make a moderate change to the composition of the view. As the rendered view demonstrates, the subdivision of the large Site into a number of smaller plots with variations in their use would physically and visually break up the large footprint of the Site with a resulting finer grained townscape. While taller than the existing former sorting office on the Site, the Proposed Development would integrate comfortably with the scale and grain of the existing townscape of St Pancras Way, increasing the level of richness, activity and overlooking and not dominating the streetscape. The Proposed Development would therefore have a beneficial effect on the townscape and scenic quality of St Pancras Way. The assessment would not alter from the September 2017 TVBHA.

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

**Cumulative**

6.59 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: **Moderate, beneficial**







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Cumulative



## 7 Mitigation and Residual Effects

### Demolition and Construction

7.1 Mitigation of likely townscape and visual effects on the settings of heritage assets would be through the use of appropriate hoarding and following industry best practice construction standards. The Applicant would develop and implement a Construction Environmental Management Plan (CEMP), which would set out the standards and procedures to which they would adhere while the construction takes place; this would manage the short-term environmental effects. Visible demolition and construction activities are likely to form only small to medium features of the townscape, and in many instances would be seen in combination with the existing buildings and other local construction activities within an area what is experiencing significant redevelopment activity. They are not, therefore, considered to be incongruent or totally alien features within the existing local urban context.

7.2 Mitigation measures would have the greatest effect in the areas adjoining the Site, where hoarding would define the street and canal edges and screen views of construction activities at lower levels. Mitigation would have less effect on more distant views and townscape character in areas further from the Site and would not materially alter the effects of visible construction of the upper parts of the Proposed Development seen from them.

7.3 101 and 102 Camley Street are the only reasonably foreseeable developments close enough to the Proposed Development and/or of a sufficient scale that they could potentially increase the magnitude of the effects of demolition and construction of the Proposed Development in a cumulative manner. Due to the proximity of the relevant cumulative schemes to the Site, and the temporary nature of construction work, any cumulative effects would be localised and short term, and no further mitigation is proposed.

### Completed Development

7.4 The acceptability of permanent likely effects of the completed Proposed Development has been an integral part of the design approach. It has been implemented through the design development process and has been used to adapt and modify the Proposed Development to take account of likely townscape, visual and heritage constraints and opportunities. Likely adverse effects have been considered throughout the design process and are avoided by the submitted design for the Proposed Development.

7.5 For reasons described in detail in the assessment in Section 6, the Proposed Development is not anticipated to result in any likely adverse townscape and visual or built heritage effects either in isolation or cumulatively with other reasonably foreseeable schemes. As such, additional mitigation is not required and the likely significant residual effects of the Proposed Development on townscape, built heritage and visual amenity would remain as identified in Section 6 and summarised in Table 7-1 of the assessment.

Table 7-1 Summary of residual effects

Receptor	Likely Effect	Likely Cumulative Effect
<b>Built Heritage</b>		
Likely effects on the character and appearance of the Regent's Canal Conservation Area		
Regent's Canal Conservation Area	Negligible to major, beneficial	Negligible to major, beneficial
Likely effects on the setting of the Kings Cross Conservation Area		
Kings Cross Conservation Area	Negligible to moderate, beneficial in winter; negligible in summer	Negligible to moderate, beneficial in winter; negligible in summer
Likely effects on the heritage significance of listed structures and landscapes		
Tomb of Sir John Soane, his wife and son in St Pancras Old Church Gardens	Negligible	Negligible
Old Church of St Pancras	Negligible	Negligible
Burdett-Coutts Memorial	Negligible	Negligible
Nos. 5 to 16 Goldington Crescent	Negligible	Negligible
Penfold Pillar Box, St Pancras Way, outside Parcel Force London Central Office	Negligible	Negligible
6-22, Royal College Street	Negligible	Negligible
75-85, Royal College Street	Negligible	Negligible
85C, 87 and 89, Royal College Street	Negligible	Negligible
91-99, Royal College Street	Negligible	Negligible
Gasholder No. 8	Negligible	Negligible
St Pancras Gardens	Negligible	Negligible
Likely effects on the heritage significance of non-designated heritage assets		
Jubilee Waterside Centre	Negligible	Negligible
Retaining wall to former Midland Railway Goods Yard	Negligible	Negligible
Oblique Bridge and earlier abutments	Negligible	Negligible
<b>Representative Townscape Views</b>		
1 Parliament Hill (LVMF 2A.1)	Minor, neutral	Minor, neutral
2 Primrose Hill (LVMF 4A.1)	Minor, neutral	Minor, neutral
3 Regent's Canal Towpath, looking south	Moderate, beneficial	Moderate, beneficial
4 Elm Village (day)	Major, beneficial	Major, beneficial
4N Elm Village (dusk)	Major, beneficial	Major, beneficial
5 Regent's Canal Towpath, looking north	Major, beneficial	Major, beneficial
6 Regent's Canal Towpath, Kings Cross Gasholders	Moderate, beneficial	Moderate, beneficial
7 Camden High Street, junction with Plender Street	Negligible	Negligible
8 Plender Street, junction with College Place	Minor, neutral	Minor, neutral
9 Midland Road, outside St Pancras Station	Negligible	Negligible
10 St Pancras Gardens, St Pancras Old Church	Minor, neutral in winter; negligible in summer	Moderate, neutral in winter; negligible in summer
11 St Pancras Gardens, Tomb of Sir John Soane	Minor, neutral in winter; negligible in summer	Minor, neutral in winter; negligible in summer
12 St Pancras Way, junction with Pancras Road	Moderate, beneficial	Moderate, beneficial
13 St Pancras Way, outside No.22	Moderate, beneficial	Moderate, beneficial

## 8 Conclusions

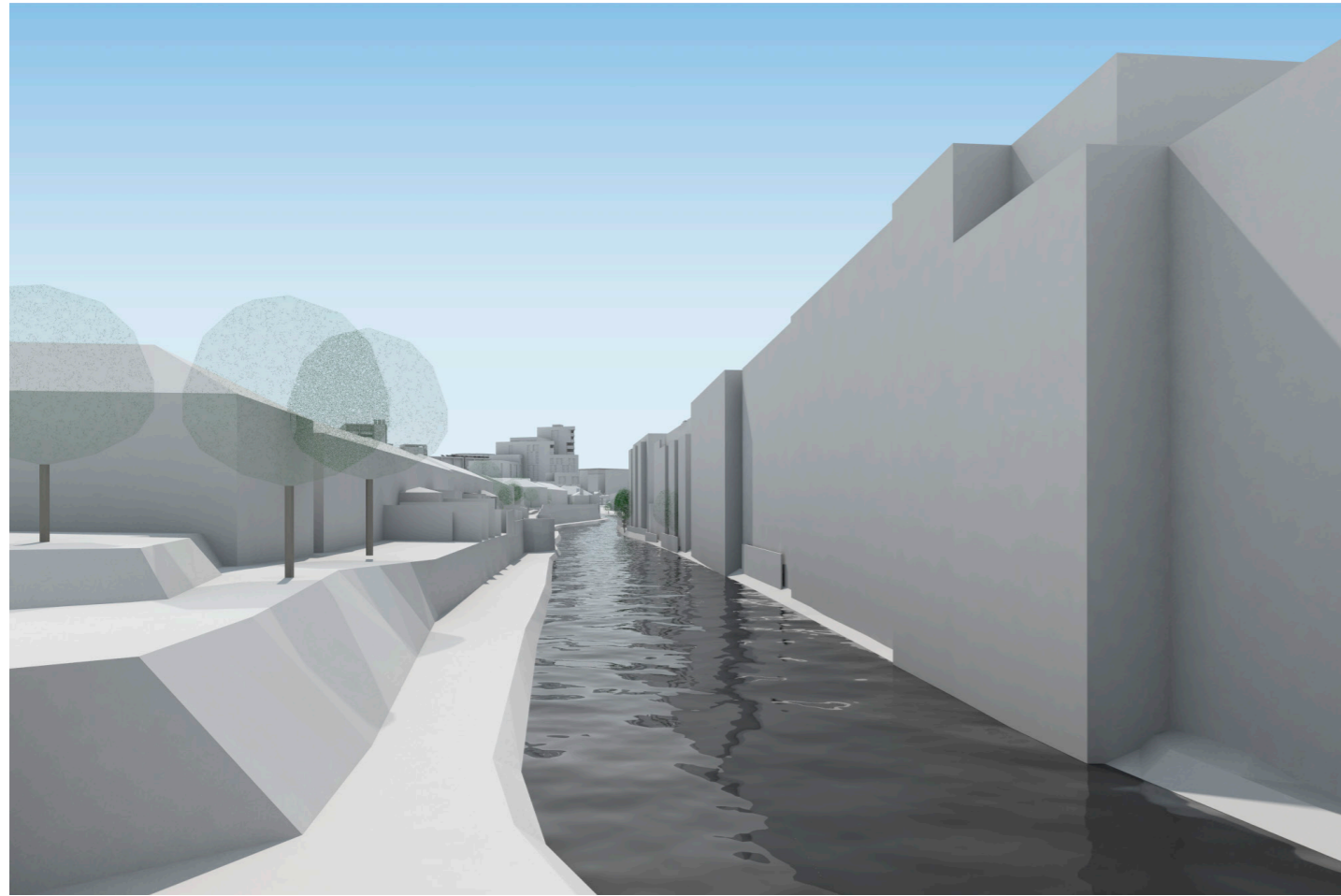
- 8.1 As concluded in the September 2017 TVBHA, the likely effects of the Proposed Development on two designated LVMF SPG views and 11 representative townscape views, from positions agreed in advance with LBC officers, would range from negligible to major, beneficial. As the townscape and visual assessment demonstrates, the Proposed Development would be a minor new addition to the composition of the LVMF London Panoramas from Parliament Hill and Primrose Hill and would be consistent with their existing grain and character, with minor, neutral effects. As concluded in the September 2017 TVBHA, the Proposed Development would form a barely noticeable element in mid-distance local views from Camden High Street and Midland Road and would integrate comfortably with the existing backdrop to local views taken from outside the Regent's Canal Conservation Area. As concluded in the September 2017 TVBHA, the Proposed Development, taller than the existing former sorting office on the Site, would make a major change to the composition of close views within the Regent's Canal Conservation Area. It would integrate comfortably with the scale and grain of existing context and enhance the activation and permeability, and the richness and architectural quality of the canal edge and street frontages to St Pancras Way and Granary Street. As a result, important representative views of the designated townscape, both within the Regent's Canal Conservation Area and outside it, would be enhanced.
- 8.2 There is little surviving historic canal-side fabric in sub-area 2 of the Regent's Canal Conservation Area, and the addition of new modern buildings of high quality on the Site within a conservation area context of modern development, is not therefore considered to be inherently highly significant or harmful to the character and appearance of the conservation area. Though noticeably taller than the existing former sorting office, which is a negative contributor to the conservation area, the subdivision of the large Site of the Proposed Development into a number of smaller plots with variations in their use would break up the long canal frontage. The resulting variation in the roofscape and architectural treatment would complement the meandering picturesque alignment of the canal and the existing finer grain of the western canal edge to the north of the Site. As concluded in the September 2017 TVBHA, the Proposed Development would therefore significantly enhance the character and appearance of the conservation area. It would also preserve the character and appearance of the setting of the King's Cross Conservation Area. The Proposed Development would not harm the heritage significance of the listed structures assessed, the registered landscape of St Pancras Gardens, or non-designated positive contributors to the Regent's Canal Conservation Area included in this assessment.

## References

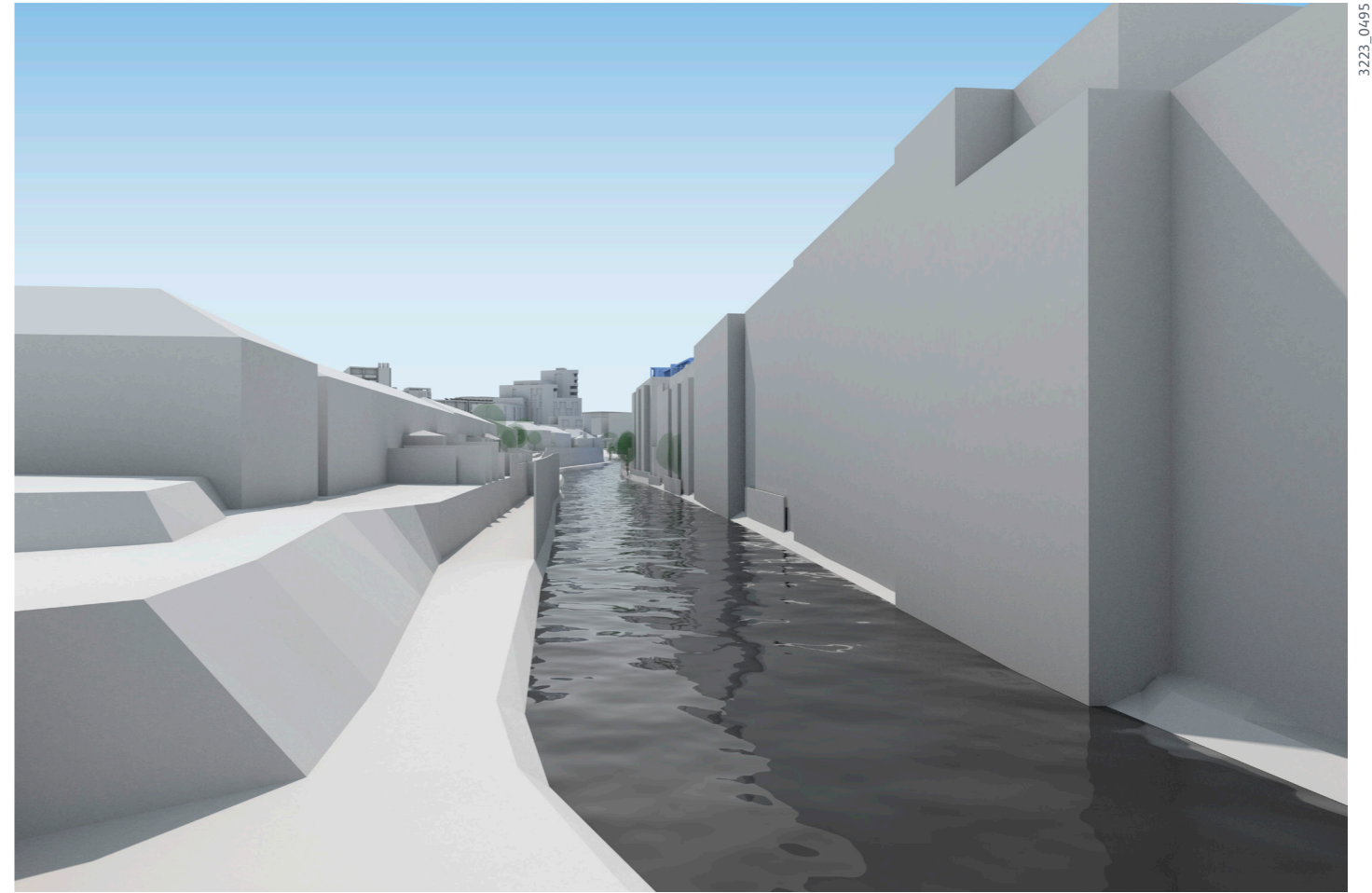
- 1-1 IEMA & The Landscape Institute, *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition* (2013)
- 1-2 GLA, *London View Management Framework Supplementary Planning Guidance (LVMF SPG)* (2012)
- 1-3 Historic England, *Seeing the History in the View* (2011)
- 1-4 Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2015)
- 1-5 DCLG, *National Planning Policy Framework (NPPF)* (2012)
- 1-6 DCLG, *National Planning Practice Guidance (NPPG)* (Launched in March 2014 and continuously updated thereafter)
- 1-7 GLA, *The London Plan: Spatial Development Strategy for Greater London: Consolidated with Alterations since 2011* (2016)
- 1-7A GLA, *The London Plan: Spatial Development Strategy for Greater London: Draft for public Consultation* (December 2017)
- 1-8 London Borough of Camden, *Camden Local Plan* (July 2017)
- 1-9 London Borough of Camden, *Camden Core Strategy 2010-2025* (2010)
- 1-9A London Borough of Camden, *Camden Development Policies 2010-2025* (2010)
- 1-10 London Borough of Camden, *Camden Site Allocations Local Development Document (LDD)* (2013)
- 1-11 London Borough of Camden, *Camden Planning Guidance CPG1 – Design* (2011)
- 1-12 London County Council, *Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town* (1938)
- 1-13 London Borough of Camden, *Regent's Canal Conservation Area Appraisal and Management Strategy* (2008)
- 1-14 London Borough of Camden, *King's Cross Conservation Area Statement* (2004)
- 1-15 Planning (Listed Buildings and Conservation Areas) Act 1990

# Appendices

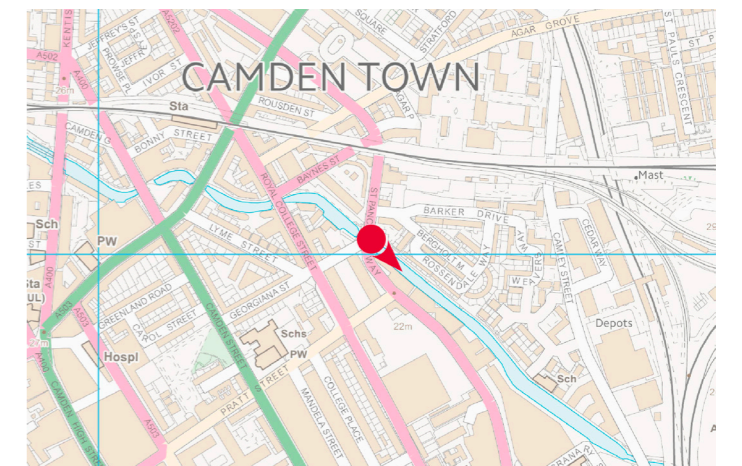
## A1 Supplementary Unverified Test Views



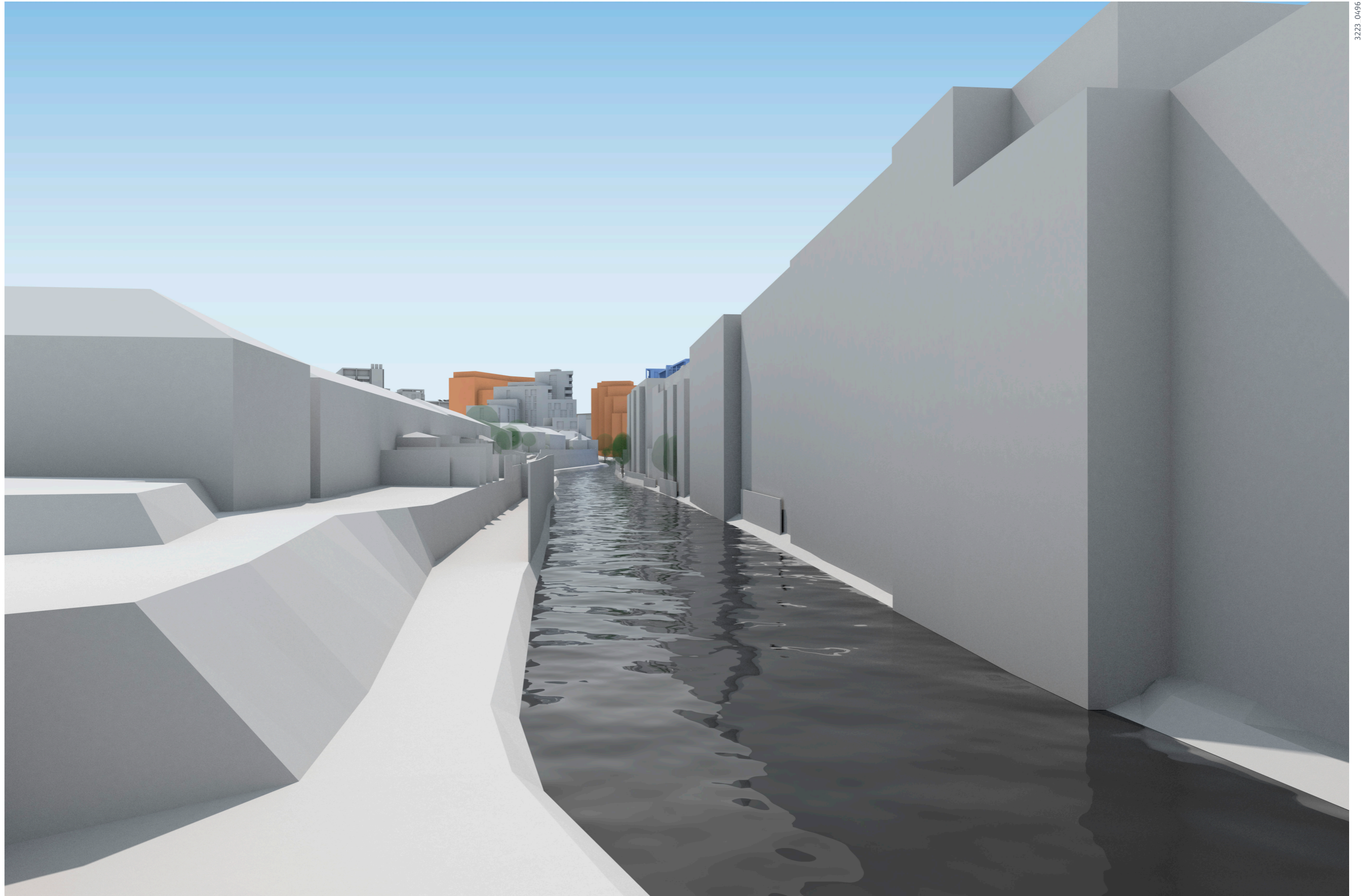
Existing



Proposed







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Cumulative