

24mm – 37°

35mm – 31.5°

50mm – 20°

0°

50mm – 20°

35mm – 31.5°

24mm – 37°



Cumulative view



07

Conclusions

- 7.1

While the Proposed Development would change the settings of the heritage assets assessed there would be no material effects on the appreciation of the heritage significance of any conservation areas, registered landscapes or listed structures. In NPPF terms the heritage significance and ability to appreciate the heritage significance of the designated heritage assets would be sustained and not harmed by Proposed Development.
- 7.2

The Proposed Development would be visible in the close setting of the Grade II listed Nos.48-52 Stanhope Street. The Proposed Development’s high-quality base would enhance the definition and quality of the streetscape at the northern end of the urban block, echoing something of the rhythm and proportions and architectural richness of the pre-existing terrace in contrast to the utilitarian uncompromising nature of the existing building on the Site. The Proposed Development would not alter the ability to appreciate the detail of the Georgian facades in close views that contribute to the appreciation of Nos.50-52 as typical examples of modest speculative Regency housing. It would not alter the ability to appreciate the Lord Nelson’s flamboyant façade and insertion into the early 19th century streetscape of the pre-existing terrace.
- 7.3

The Proposed Development would be visible in views from the Grade I listed landscape of Regents Park. Where visible the Proposed Development would not detract from the historic intervisibility between the landscape and the historic Nash Terraces that form part of the designed close setting of the park. The Proposed Development would not noticeably increase the prominence of modern development seen in the backdrop of the park. The Proposed Development would not impact on existing clear rooflines of historic listed terraces lining the park, which contribute to the appreciation of the park in its original early 19th century form as a residential development.
- 7.4

Due to the scale and character of the area surrounding the Site, the noticeable effects on townscape character would be localised to parts of the local townscape close to the Site.
- 7.5

The Proposed Development would be visible in LVMF London Panoramas from Parliament and Primrose Hill but would not have significant or adverse effects on designated views. The visual assessment demonstrates that there would be localised effects where streets and open spaces align with the tallest elements of the Proposed Development. All effects judged to be of a minor, moderate and major scale would be beneficial in nature
- 7.6

The Proposed Development would have visual effects on some strategic and local views around the Site and localised effects on the character and quality of the local townscape, but none of these would be adverse. There would be no effects on the heritage significance or appreciation of heritage significance of designated heritage assets. Through embedded mitigation during the iterative design development and visual impact testing process prior to submission, development on the Site has been optimised without adverse visual townscape or built heritage effects both in terms of its scale and its detailed articulation and architectural treatment with is judged to be of the highest quality.



R

References

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A

Appendix A: Supplementary Unverified Test Views



Table A.1: Supplementary view photography data

View	Location	Page	Style	Render/Wireline	Verified	Ref	Lens	Field of View	Film	Date	Time
A01	LVMF 5A.2 Greenwich Park: The General Wolfe Statue	90	AVR-1	Render	Y	D19529	50mm	40	Digital	21/08/19	08:05
A02	Fitzroy Square	92	AVR-1	Wireline	N	D21105	24mm	74	Digital	24/03/20	11:59
A03	Regent's Park, drinking fountain	94	AVR-1	Render	N	D18453	24mm	74	Digital	04/03/19	16:33
A04	Regent's Park, Outer Circle	96	AVR-1	Wireline	N	D21106	24mm	74	Digital	24/03/20	12:21
A05	Regent's Park: Outer Circle/York Bridge	98	AVR-1	Render	N	D18461	24mm	74	Digital	04/03/19	14:49
A06	Albany Street, junction with Chester Gate	100	AVR-1	Wireline	N	D21108	24mm	74	Digital	24/03/20	12:45
A07	Marylebone Road, junction with Harley St, S pavement	102	AVR-1	Wireline	N	D22132	24mm	74	Digital	07/09/20	18:51
A08	Great Portland Street Station to Holy Trinity Church	104	AVR-1	Render	N	D21114	24mm	74	Digital	24/03/20	12:08
A09	Euston Road, junction with Tottenham Court Road	106	AVR-1	Wireline	N	D21112	24mm	74	Digital	24/03/20	11:21
A10	Brill Place, junction with Midland Road, N pavement	108	AVR-1	Wireline	N	D22135	24mm	74	Digital	07/09/20	17:28
A11	Camden High Street at the Cobden Statue	110	AVR-1	Render	N	D22136	24mm	74	Digital	07/09/20	15:47
A12	Starcross Street	112									