



Cumulative



Consented Development

Consented Development

- 2.19 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. 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. The top floors of the building on Plot B of the Consented 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 C 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 Consented Development would recede and disappear from view, reducing the effects on its setting.

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



Proposed Development

Proposed Development

- 2.20 The proposed amendments to Plots A and C would not be visible in the view. The top floors of the building on Plot B of the Proposed Development, partly screened by trees, would be visible beyond the roofline of the Unit student accommodation on St Pancras Way appearing no taller than the Consented Development. The revised architectural treatment of the upper storeys of the building on Plot B would remain highly glazed but the cladding would be darker and would appear slightly less recessive than the Consented Development. The plant above the top storey of Plot B would be 1270mm taller than in the Consented Scheme and clad in dark metal and would be more visible in this long, aligned view, receding in the view as the observer moves east towards the Site. However, at a distance of over 500m, the minor visibility of Plot B would not be a prominent contributor to the wider view. There would be no material difference in the effect of the Proposed Development in comparison to the Consented Development and the effect of the Proposed Development would not alter from that of the Consented Development.

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

Cumulative

- 2.21 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**

