

### Appendix 3. Testing the impacts of tall buildings on strategic and local views

#### Introduction

This appendix provides an initial, high level assessment of potential impacts of potential taller buildings in the Euston area on strategic and local views. Any development proposals would need to be subject to more detailed assessment where planning applications include proposals for taller buildings, when the exact location, scale and design of such buildings is known. Paragraph 7.25 of the London Plan states that “Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor [i.e. more than 30 metres]”. In this context, and given the Central London location of the area and nature of strategic views affecting the site, any building that is above 10-12 storeys is considered to be a ‘tall building’ for the purposes of this assessment.

The location of Euston at a major Central London transport interchange and in a designated growth area, combined with the potentially significant costs associated with redevelopment, and a need for new homes and economic growth in Camden and London as a whole, together, are likely to create significant pressure for the provision of taller buildings to maximise development potential. However, Euston is also located in a sensitive location: the area and its surroundings are historically sensitive, being home to a high concentration of heritage assets including listed buildings, conservation areas, and registered parks and gardens and (see Section 7 of this Background Report). Careful consideration would need to be given to the impact of taller buildings on the settings of these assets.

A range of relevant factors would be relevant in considering the acceptability of taller buildings, including:

- Impact on the strategic-designated views, including protected vistas: a large part of the Euston area is located within designated strategic viewing corridors, which will limit the potential for taller buildings in some areas,
- Impact on the London Panoramas, particularly in terms of other landmarks and materials used
- Impact on local views (Camden Core Strategy policy CS7), the setting of listed buildings and the character and appearance of conservation areas (Camden Development Policy DP25).
- ~~Issues identified in London Plan policy 7.7C (Location and design of tall and large buildings), including the need to minimise any negative impact on local views~~
- Impact on local amenity, in particular sunlight and daylight, and outlook from neighbouring residential properties (Camden Development Policy DP26)
- The character, setting, context and the form and scale of neighbouring buildings (Camden Development Policy DP24)

A range of policy and guidance is relevant to the consideration of the impacts of taller buildings, including:

- A range of English Heritage guidance, including *Guidance on Tall Buildings* (English Heritage/CABE’s 2007), *Guidance on the Setting of Heritage Assets* (2011) and *Seeing the History in the View* (2011)
- London Plan policy 7.7C (Location and design of tall and large buildings), which sets out a range of principles for planning decision on tall buildings: including

- Guiding tall and large buildings towards the Central Activity zone, opportunity areas, areas of intensification or town centres that have good access to public transport
- Consideration of built context, potential impact on the character of an area and enhancing the legibility and permeability of an area;
- Architecture and materials
- Appropriate ground floor uses
- London Plan policy 7.7D states that tall buildings should not adversely impact on local or strategic views, and should not adversely affect their surroundings in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference
- The Camden Core Strategy and Development Policies do not provide specific guidance for taller buildings, but instead provides a range of urban design, heritage and other policy that should be used to assess proposals for taller buildings: see Core Strategy policies CS2 (growth areas), CS9 (Achieving a successful Central London), CS11 (Promoting sustainable and efficient travel) and CS14 (Promoting high quality places and conserving our heritage); and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the Camden Development Policies.

This appendix sets out the assessments carried out regarding the potential impacts of taller buildings as follows:

- Part A: Tall Buildings and London View Management Framework Views;
- Part B: Tall buildings and local views

Detailed impacts on local views, and the setting of listed buildings and other heritage assets, would need to be robustly tested at the planning application stage.

### **Methodology:**

1. The views testing has been carried out using an existing situation 3D model supplied by Z mapping. Please note that for some long distance views, the buildings in the foreground and / or background may be missing due to the limited coverage of the 3D model. Recent development may also be missing from this model. New developments in and around the station will also affect the visibility of the taller buildings.
2. For the purpose of this study, the taller buildings are represented by two identical cylindrical objects 60 metres high from the average ground level in their vicinity and with a diameter of 20 metres. A building height of up to 60 metres has been considered for assessment because an initial views assessment has indicated that tall buildings up to 60m high could be located in specific locations (see Section A below) with limited impact on LVMF strategic views. The 3D cylindrical forms are not suggested building forms. They have been used because they appear of similar width when viewed from any side. The design and architecture of the buildings could affect their visibility.
3. The following indicative locations for tall buildings up to 60m high have been assessed-

**Location 'A'** is at the South-West Corner of the new Euston Station at the junction of Cobourg Street and Euston Street.

**Location 'B'** is at the North-East corner of the new Euston Station (near the existing Royal Mail site) along Eversholt Street near its junction with Polygon Road.

Please note that these locations have been established to test impacts on strategic viewing corridors only, and have not undergone a rigorous assessment in relation to the range of potential wider impacts of a tall building in these locations. Also note that these locations have not been tested for engineering and station operation constraints. See figure 1 below.



**Figure 1: Indicative locations where taller buildings up to 60 metres high have been assessed**



## Part A. Tall Buildings and London View Management Framework Views

The London View Management Framework is one of a number of considerations when assessing the appropriateness of tall buildings. Further detailed assessment would be required for any tall building proposals at the locations identified in this report and any other locations within the Euston Area Plan to address the full range of potential impacts. The Plan also seeks to explore opportunities to 'open up' strategic views where they are currently obstructed by existing tall buildings.

The EAP area lies in the foreground of strategic views from Primrose Hill to St. Paul's Cathedral and from Parliament Hill to Palace of Westminster. It also lies in the background assessment area of views from Greenwich Hill and Blackheath Point to St. Paul's Cathedral.

Key Strategic viewing corridors and London Panoramas (See [Image-Figure 1](#)):

- 2A.1 Parliament Hill: the summit – looking toward the St. Paul's Cathedral
- 2A.2 Parliament Hill: the summit - looking toward the Palace of Westminster
- 2B.1 Parliament Hill: East of the summit at the prominent Oak Tree - looking toward Palace of Westminster
- [4A.1 Primrose Hill: the summit - looking toward St Paul's Cathedral](#)
- [4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster](#)
- 5A.2 Greenwich Park: the General Wolfe Statue – looking toward St. Paul's Cathedral
- 6A.1 Blackheath Point: near the orientation board - looking toward St. Paul's Cathedral

These strategic views are all London panoramas, which under London Plan policy 7.12 should be managed so that development fits within the prevailing pattern of buildings and spaces, and does not detract from the panorama as a whole.

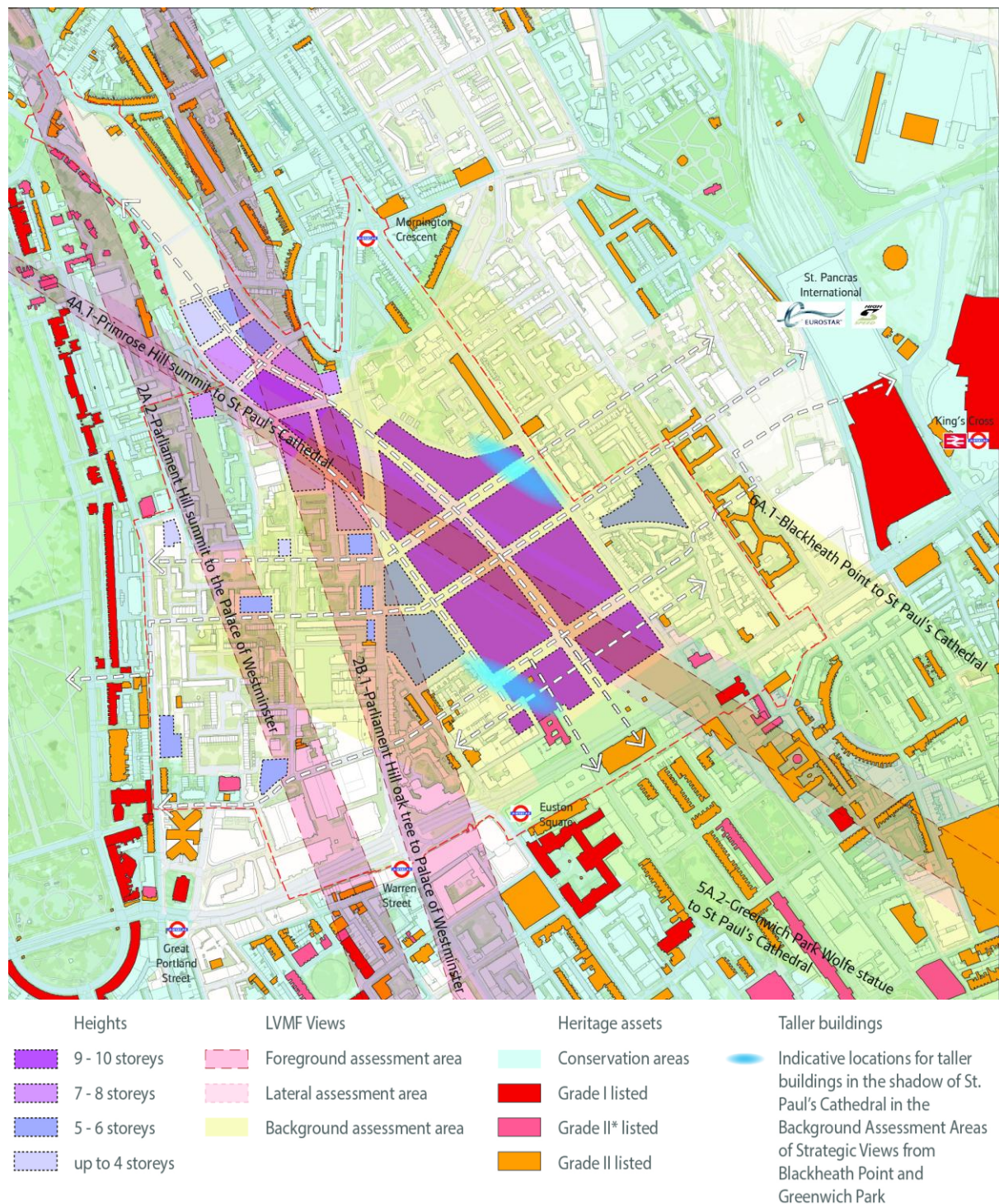
### Key findings:

The initial [LVMF Strategic](#) views assessment has identified that tall buildings up to 60m high could be provided in the two indicative locations 'A' and 'B' (see [image-Figure 1](#)), ~~without causing harm to~~ [limited impact on](#) strategic viewing [corridors](#).

In these locations, the tall buildings would be 'hidden' behind St. Paul's Cathedral in views 5A.2 and 6A.1. The buildings would appear in the wider panoramas, ~~and~~ and would require further consultation in terms of their [detailed design and](#) material, and their setting in relation to other landmarks within the panorama. [More detailed testing will be required to test the impact of any planning application proposals on these protected views in line with the requirements of the London Views Management Framework methodology. In addition, the initial views assessment has not included an assessment of the viewpoint from 2A.2 as this is along the edge of the EAP area. Notwithstanding this, any future development proposals should still test the impact of development on this view.](#)

~~Tall buildings up to 40m high in these locations would have minimal effect on the strategic viewing corridors although their effect on the wider panoramas in terms of materials and their setting in relation to other landmarks would need further consideration.~~

[The building heights identified in Figure 2 provide indicative overall height parameters that were informed by the initial assessment of the London View Management Corridor.](#)



**Figure 2: Strategic Viewing Corridors, potential building heights and indicative tall building locations** (please note that building heights shown are measured from an average ground level using a general storey height of three metres)



**View-Panorama** from Assessment Point 2A.1: Parliament ~~Hill~~-Hill: the summit – looking toward St. Paul’s Cathedral



The taller buildings lie outside the Landmark Viewing Corridor and the Wider Setting Consultation Area. They would appear in the far west in the panorama. [The red outline indicates the protected landmark view corridor and the pink outlines show its wider setting area.](#)

**Panorama from Assessment Point 2A.2 Parliament Hill: the summit - looking toward the Palace of Westminster**



The taller buildings lie outside the Landmark Viewing Corridor and the Wider Setting Consultation Area. They would appear to the east of the Palace of Westminster. The red outline indicates the Landmark Viewing Corridor.



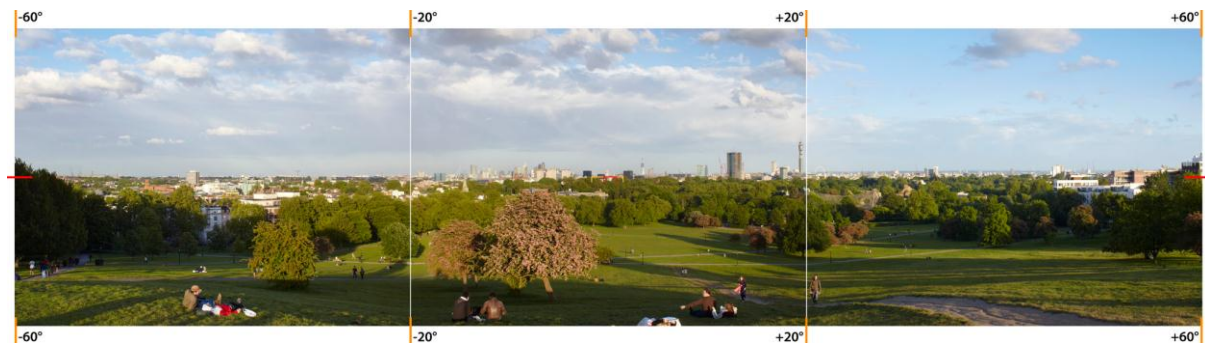
**View Panorama** from Assessment Point: 2B.1 Parliament Hill: east of the summit – at the prominent Oak Tree to Palace of Westminster



The taller buildings lie outside the Landmark Viewing Corridor and the Wider Setting Consultation Area. They would appear to the east on either side of the London Eye. [The red outline in the top image shows the protected landmark viewing corridor. The bottom image shows the two 60m buildings within the view.](#)



**View-Panorama** from Assessment Point 4A.1: Primrose Hill: the summit – looking toward St. Paul's Cathedral



The taller buildings lie outside the Landmark Viewing Corridor and the Wider Setting Consultation Area. The taller building at location 'A' would appear to the west of St. Paul's Cathedral near the Shard whilst the taller building at location 'B' would be hidden behind the existing Ampthill towers to the east. Redevelopment of 1 Eversholt Street with more sensitive lower, lower height development could open up this view and significantly enhance the setting of St. Paul's Cathedral.

The red outline in the top two images indicate the protected landmark view corridor and the yellow outlines show its wider setting area.

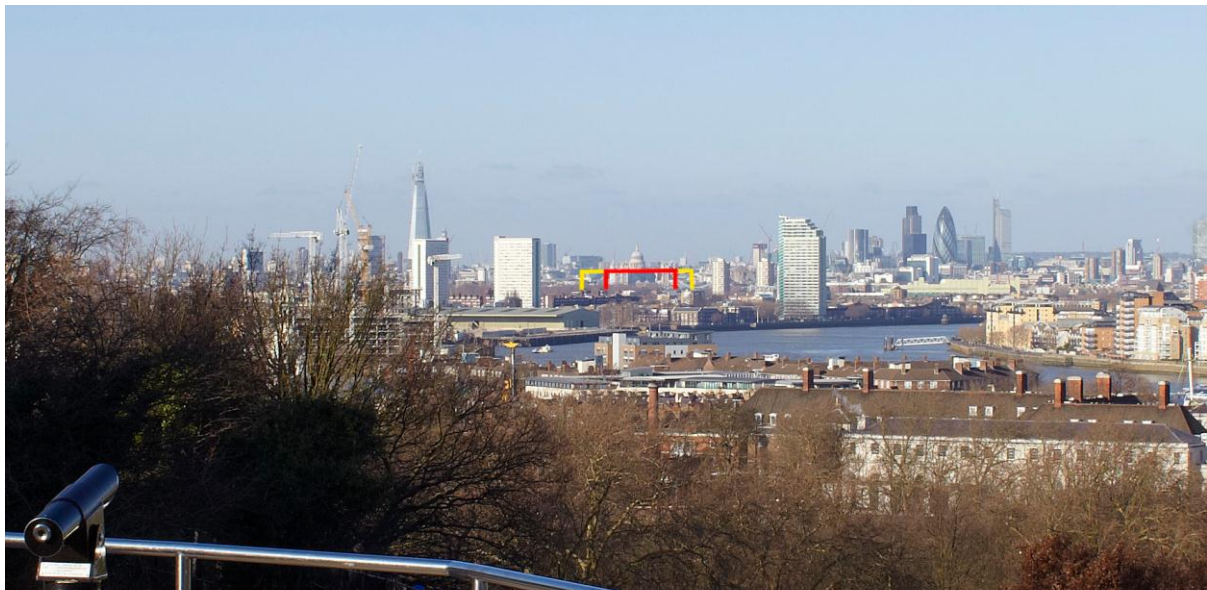


**View-Panorama** from Assessment Point 4A.2: Primrose Hill: the summit - looking toward the Palace of Westminster



The taller buildings lie outside the Landmark Viewing Corridor and the Wider Setting Consultation Area. They would however appear to the east of the panorama. The taller building at location 'B' would be hidden behind the existing Ampthill towers to the east. [The red outline in the top two images indicates the protected landmark view corridor.](#)

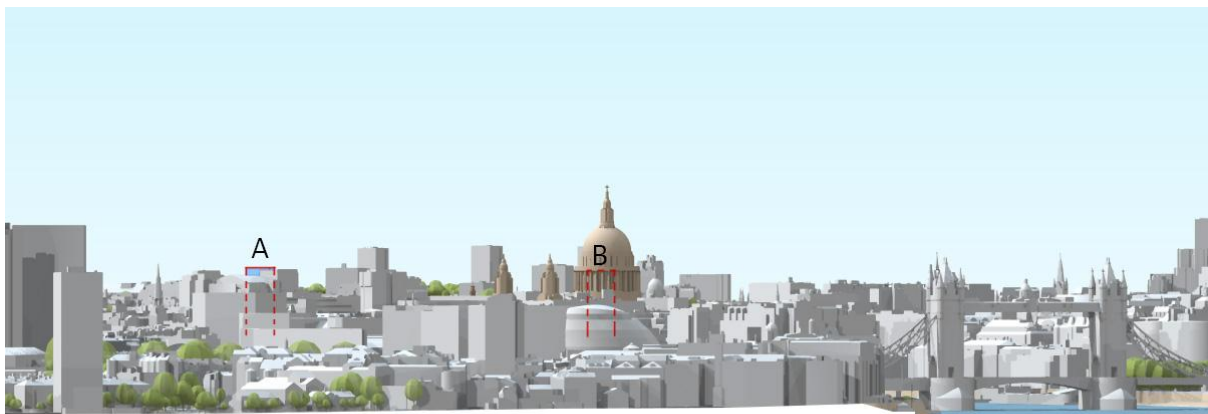
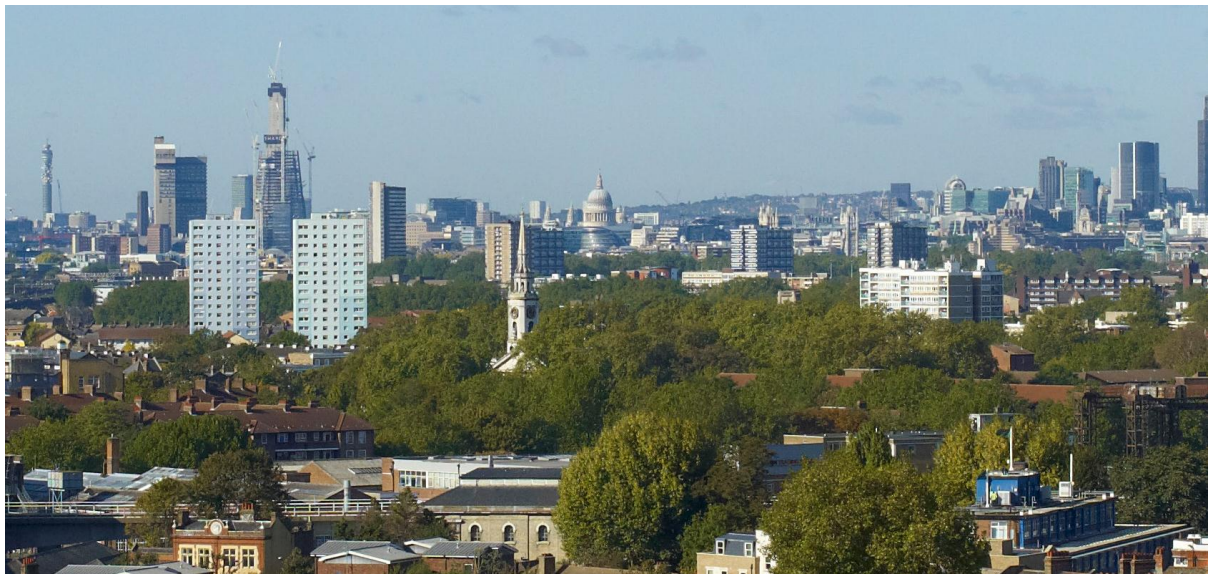
**View-Panorama** from Assessment Point 5A.2 Greenwich Park: the General Wolfe Statue - looking toward St. Paul's Cathedral



The taller building at location 'A' lies in the Wider Setting Consultation Area in the background of St. Paul's Cathedral. It will be 'hidden' behind St. Paul's Cathedral from this viewpoint. The taller building at location 'B' lies outside the Wider Setting Consultation Area from this viewpoint and will appear in the background to the east. [The red outline in the top two images indicate the protected landmark view corridor and the yellow outlines show its wider setting area.](#)



**View-Panorama** from Assessment Point 6A.1: Blackheath Point near the orientation board - looking toward St. Paul's Cathedral



The taller building at location 'B' lies in the Wider Setting Consultation Area in the background of St. Paul's Cathedral. It will be 'hidden' behind St. Paul's Cathedral from this viewpoint. The taller building at location 'A' lies outside the Wider Setting Consultation Area from this viewpoint and would be largely hidden but still appear in the background to the ~~W~~west.

## Part B Tall buildings and local views

Part A of this appendix has established two locations where taller buildings may not harm strategic views. An assessment is provided below of the potential impacts of taller buildings (up to 60 metres) in these locations on local views. Whilst the views assessed in this section are termed 'local views', it should be noted that such views can have wider importance, for example views from adjacent boroughs (i.e. views from Regent's Park which are within the boundary of the City of Westminster), or views that include nationally important listed buildings (such as the Grade I listed terraces facing onto Regent's Park), and impacts on how a historic designed landscape is experienced.

### Methodology

The local views tested were identified through an assessment of the selected taking into account views identified in the cConservation aArea sStatements and mManagement Sstrategies for Camden Town, Regent's Park, Bloomsbury and Fitzroy Square as well as the key access routes to the Euston Station site, which would provide unobstructed views to the site from main thoroughfares that would be subject to key viewpoints from the surrounding area. The local views tested, and are as follows:

- Views from a range of key access routes to the Euston Station site
- From Regent's Park towards Euston to the east
- Views north ~~and south~~ along Upper Woburn Place ~~and towards St Pancras Church and Eversholt Street to St Pancras Church~~
- Views from Fitzroy Square to the north ~~west~~ east
- Views from ~~west the north~~ end of ~~Delancey~~ Mornington Street ~~and Park Village East~~ towards the south

Please see ~~f~~Figure 32 for the location of local viewpoints in this assessment (key heritage designations are also identified).

For each view, an image is provided to show the outline of the taller buildings in locations A and B, with a photograph provided where relevant to help inform assessment. Please note that these images and accompanying photographs are indicative only, and any planning applications proposing taller buildings would be required to provide Accurate Visual Representations (AVRs) to establish in detail the potential impacts: please see Appendix C of the London View Management Framework SPG (GLA, March 2012) for further guidance on the production of AVRs. In addition, applicants will also be expected to undertake an assessment of the impact of tall buildings on the setting of affected heritage assets.

The assessment refers to the role of existing foliage in screening views of taller buildings from some viewpoints. However, consideration should be given to seasonal change as impacts could change during the winter months.

Please note that the views that are tested in this assessment do not represent a finite list of views which may need to be tested as part of any planning applications in the future, where consideration should be given to impacts on any potential local viewpoints taking into account the location, scale and nature of any proposals. Applications are subject to guidance set out in the wider planning policy framework, and applicants should discuss the extent of views testing and information required with Camden, GLA and English Heritage on a site by site basis.



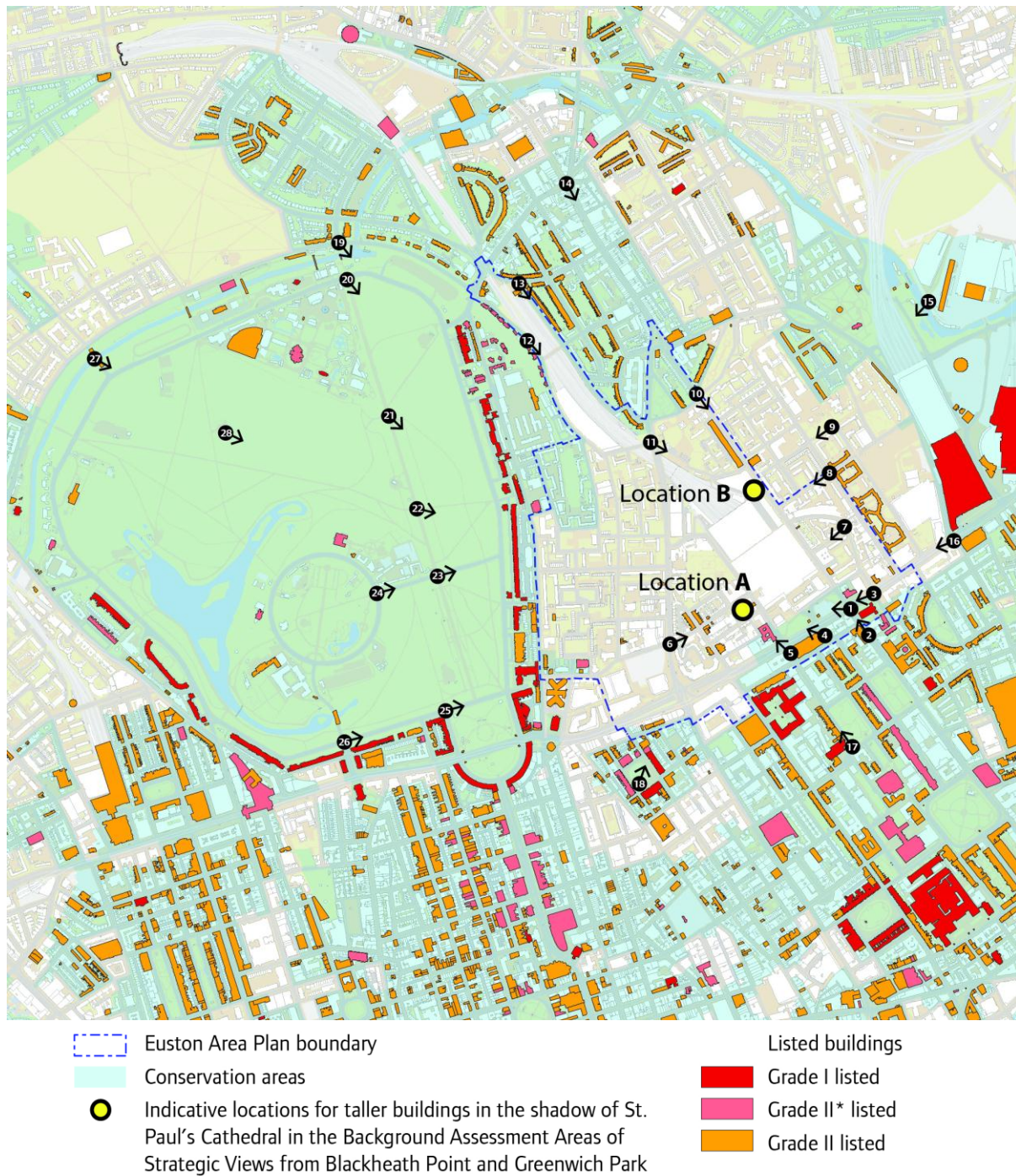
## Key findings

They key findings from the assessment of impacts on local views are:

- ~~Taller buildings in both of the identified locations would be largely visible from streets in their immediate vicinity, but would appear to reflect and respond to the existing varying streetscape in the Euston area. In some of the identified viewpoints, taller buildings would not be visible as they would be blocked by existing buildings and foliage.~~
- ~~Taller buildings would be largely visible from streets in their immediate vicinity. From some viewpoints, taller buildings would be read in the context of other taller buildings in the area. Viewpoints where there may be the potential to impact on the setting of heritage assets are identified as appropriate in the assessment.~~
- ~~Taller buildings in the identified locations would largely be hidden in local views from Regent's Park, particularly in views from the area east of The Broadwalk. However, they are likely to be visible from parts of the western areas of Regent's Park where the view is not blocked by trees, such as in particular the junction of Inner Circle and Chester Road (View 24) and Regent's Park Hub (View 28), where a 60m tall building to the north of the station (location B) would have an impact on the setting of Regent's Park and the grade I listed Chester Terrace. Whilst other taller buildings also appear to the east of the terraces along Chester Terrace/ Cumberland Terrace, detailed consideration would need to be given to the impacts of any new taller buildings on views from Regent's Park. The Regent's Park Conservation Area Appraisal notes that a key element of the view from Regent's Park to Chester Terrace is being able to see a clear roofline (without buildings in the background). There is a need to have special regard to the setting of listed buildings when considering development proposals. The NPPF (see paragraphs 131-134) and London Plan (policy 7.7 and paragraph 7.25) seek to protect heritage assets and their settings, and highlight that proposals will be resisted unless it can be demonstrated that any harm to or loss of significance caused is necessary to achieve substantial public benefits that outweigh that harm or loss. The NPPF also states that the more important the asset is, the greater the weight should be given to its conservation.~~
- ~~A taller building in location B would be visible along Upper Woburn Place towards Eversholt Street. View 2 indicates that there may therefore be the potential to impact on the setting of the Grade I listed St Pancras Church and Grade II\* Listed Euston Fire Station, depending on the nature and detailed design of any taller building. Potential impacts would need to be thoroughly assessed in detail as part of any future planning application. but these views would not appear to significantly affect the setting or appearance of St Pancras Church.~~
- ~~A taller building in location A The taller buildings would not be visible from Fitzroy be visible from Gordon Street (see View 5), and consideration should therefore be given to potential impacts on views of the Grade II\* Listed 1-9 Melton Street.~~
- ~~Whilst taller buildings would also be visible from other local viewpoints, including from conservation areas, and locations with views of listed buildings and non-designated heritage assets. Consideration would need to be given to potential harmful impacts as part of any planning application taking into account the location, scale, form and detailed design of any taller buildings, would not be considered to cause significant harm to these views.~~

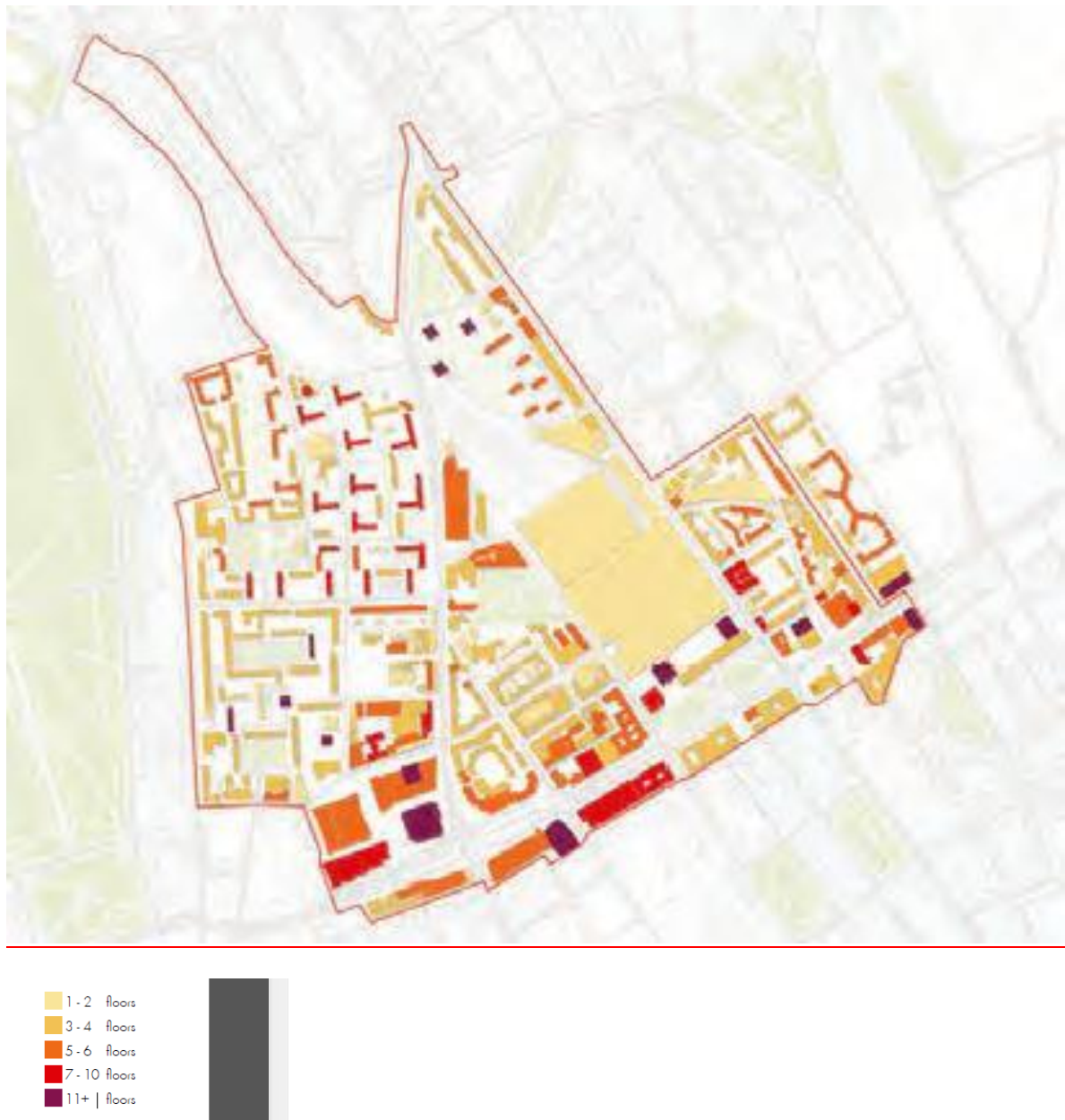
Views east and west along Euston Road to St Pancras Church were tested, and it was found that taller buildings would not impact on these views as they would be blocked by existing buildings.

Detailed impacts on local views would need to be robustly tested at the planning application stage once the precise location, form and scale of any taller buildings ~~is~~are known.

Local views assessment ~~images~~

**Figure 3: ~~Potential Locations for~~ taller buildings and local viewpoints**

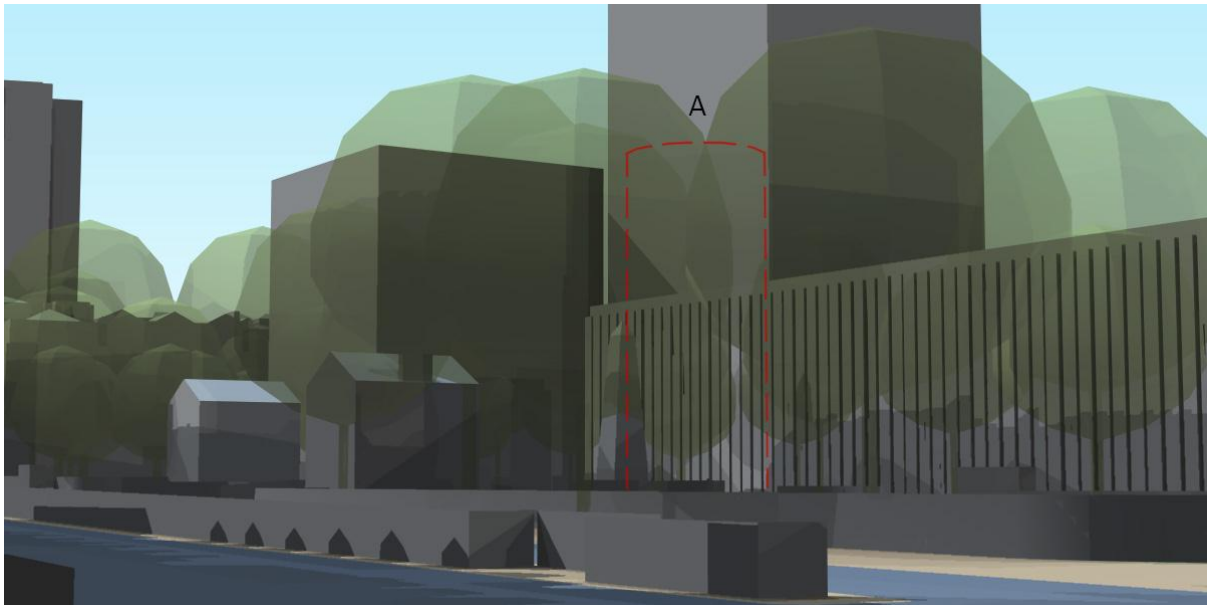




**Figure 4: building heights in the Euston area (source: Euston Historic Area Assessment, AMUP, 2013)**

### Local views analysis

#### View 1: St. Pancras Church to Euston Square Gardens



Taller buildings would not be visible in this location, although the removal of existing buildings in the foreground as part of the redevelopment of the Euston Station site may result in a taller building in Location A being visible, depending on the nature of any replacement development.

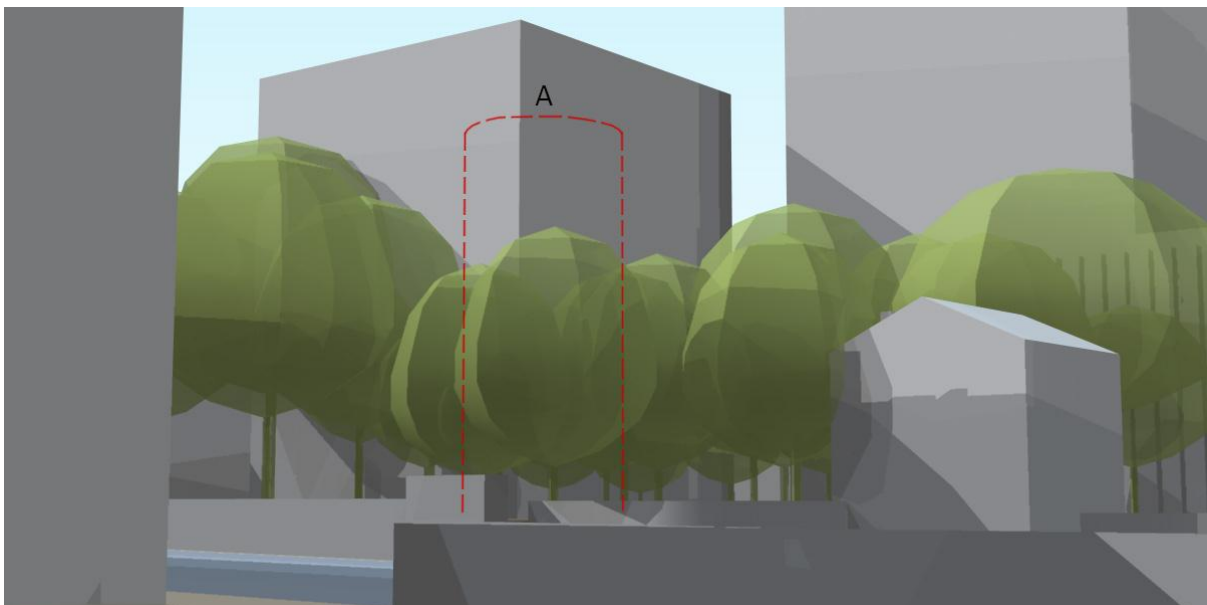
**View 2: Upper Woburn Place to Eversholt Street**

A taller building in location B would be visible in this location (although partial screening would be provided by existing foliage), and could have the potential to impact the setting of the Grade I Listed St Pancras Church (east side of Upper Woburn Place, in the foreground of this picture) and Grade II\* Listed Euston Fire Station (east side of Eversholt Street, in the background). Whilst a taller building here would not be immediately behind either of these buildings, careful consideration would nevertheless need to be given to potential impacts on their setting.



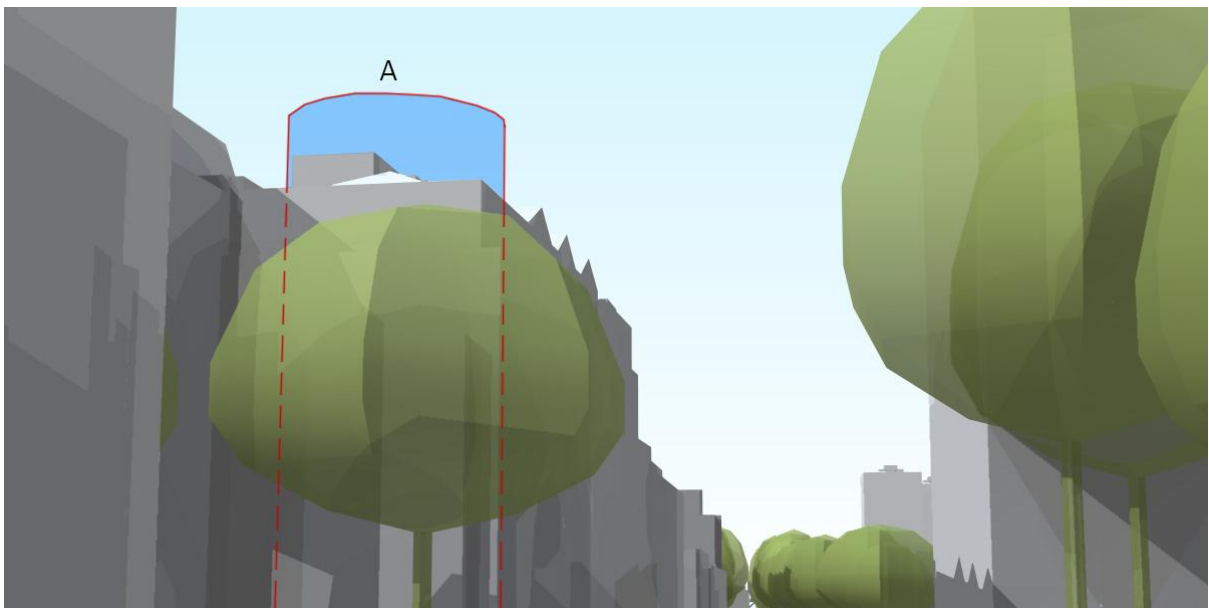
**View 3: Euston Road / Duke's Road junction to Euston Square Gardens**

Taller buildings would not be visible in this location, although the removal of existing buildings in the foreground as part of the redevelopment of the Euston Station site may result in a taller building in Location A being visible, depending on the nature of any replacement development.

**View 4: Endsleigh Gardens to Euston Square**

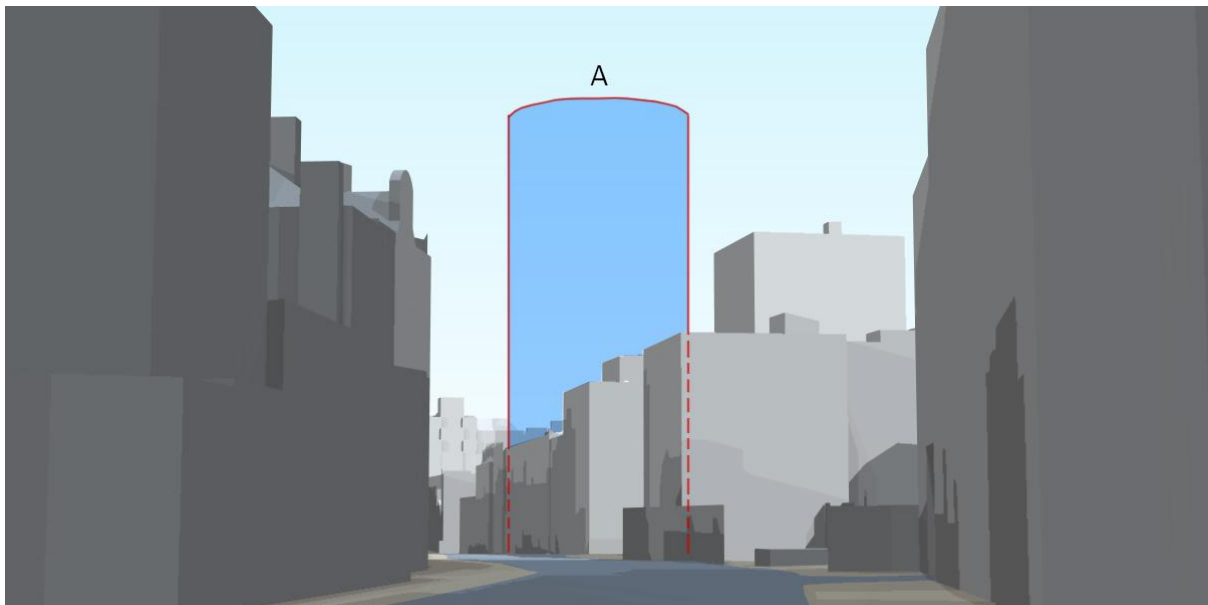
Taller buildings would not be visible in this location, although the removal of existing buildings in the foreground as part of the redevelopment of the Euston Station site may result in a taller building in Location A being visible, depending on the nature of any replacement development..

**View 5: Gordon Street / Euston Road junction to Euston Station**



When seen from viewpoint 5, a taller building in location A would be located behind the Grade II\* Listed 1-9 Melton Street, although partial screening would be provided by existing foliage. Careful consideration should be given to potential impacts on the setting of this listed building.

**View 6: Hampstead Road / Drummond Street junction to Euston Station**



A taller building in location A would be visible from this view. Moving east along Drummond Street from the junction with Hampstead Road, taller buildings could potentially affect views of, and therefore the setting of, the Grade II Listed 131 Drummond Street, 137 Drummond Street (Crown and Anchor public house) and 184 and 186 North Gower Street, which have frontages on the southern side of Drummond Street. On the northern side of Drummond Street, the frontages of terraced buildings at 211-229 and 190-204 North Gower Street, and 116 Drummond Street also come into view when moving along Drummond Street from the junction with Hampstead Road.



**View 7: Doric Way to Euston Station**

A taller building at location A would be partially visible from this location (although screening would be provided by existing trees). Whilst this viewpoint is not within a conservation area and no listed buildings are visible in this view, there may be the potential to affect the setting of the southern façade of 34 Eversholt Street, which forms part of a terrace of positive non-listed buildings at 34-70 Eversholt Street (as identified in the Euston Historic Area Assessment).

**View 8: Phoenix Road to Euston Station**

A taller building at location B would be partially visible from this location. This viewpoint is not within a conservation area and no listed buildings are visible in this view, although a number of positive non-listed buildings are located along Phoenix Road/ Eversholt Street (as identified in the Euston Historic Area Assessment, and the draft Camden Local List October 2013). There may be the potential for a taller building in location B to affect the settings of these buildings, particularly those located to the north side of Phoenix Road (St Joan's House and the southern facade of 138 Eversholt Street).

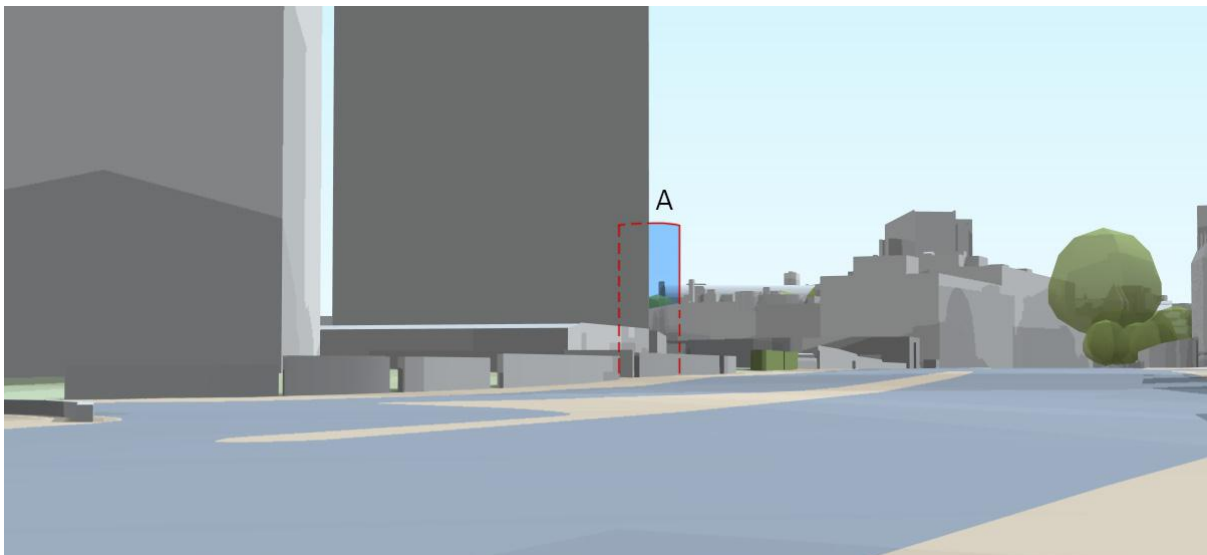
**View 9: Polygon Road to Euston Station**

A taller building in location B would be partially visible in this location, although screening would be provided by existing trees. This viewpoint is not within a conservation area and no listed buildings are visible in this view. Walker House (identified in the draft Camden Local List October 2013) is on Polygon Road, and there may be the potential for its setting to be affected by a taller building.

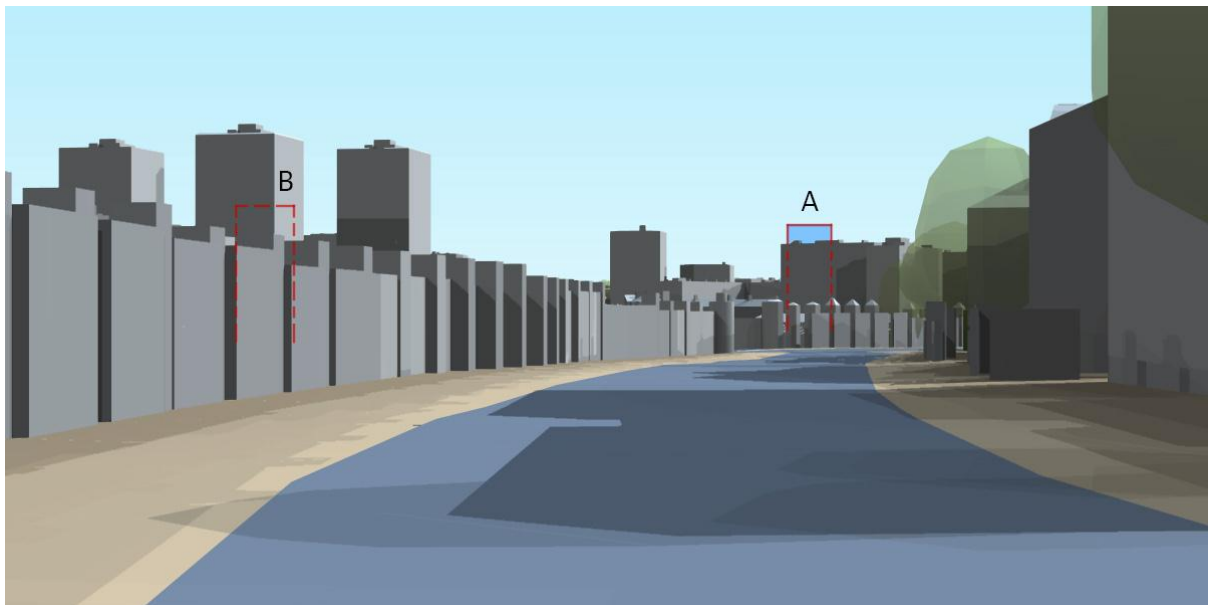


**View 10: Eversholt Street / Oakley Square to Euston Station**

A taller building in Location B would be visible in this location, and would be viewed immediately behind the Grade II Listed 163-203 Eversholt Street (on the western side of Eversholt Street, to the right hand side of this image). Consideration should therefore be given to potential impacts on the setting of this listed building, as well as on the Grade II Listed Church of St Mary, which is located on the opposite (eastern) side of Eversholt Street.

**View 11: Hampstead Road Bridge towards Euston Station**

A taller building in location A would be partially visible from this location, but would be much more readily visible from views further west along Hampstead Road Bridge. There do not appear to be any identified heritage assets visible from this viewpoint towards Euston Station. In addition, any future development above the tracks to the north of the station may obscure southward views to a taller building in location A.

**View 12: Park Village East to Euston Station**

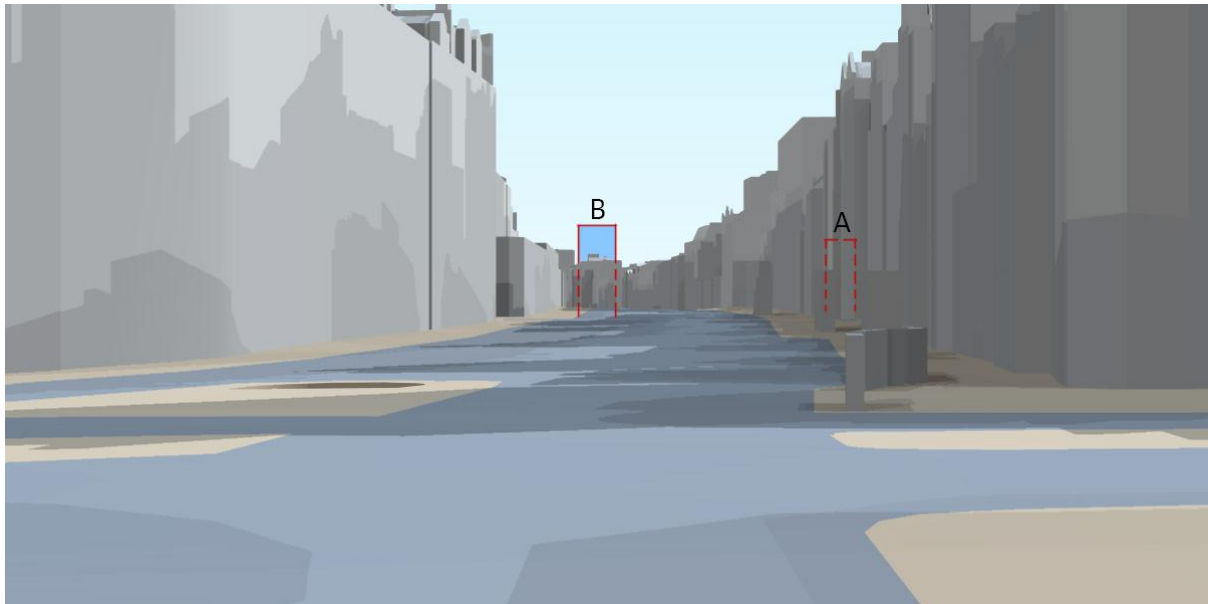
A taller building in location A would be partly visible in this view, although partial screening would be provided by existing foliage. A taller building in location A could have the potential to affect the setting of Grade II\* Listed villas on Park Village East (on the west side of Park Village East, to the right of the image) and the Grade II Listed stone piers on Mornington Street Railway Bridge (on the east side of Park Village East), although in addition to screening provided by existing foliage it should be noted that a number of taller buildings are already visible in this view.



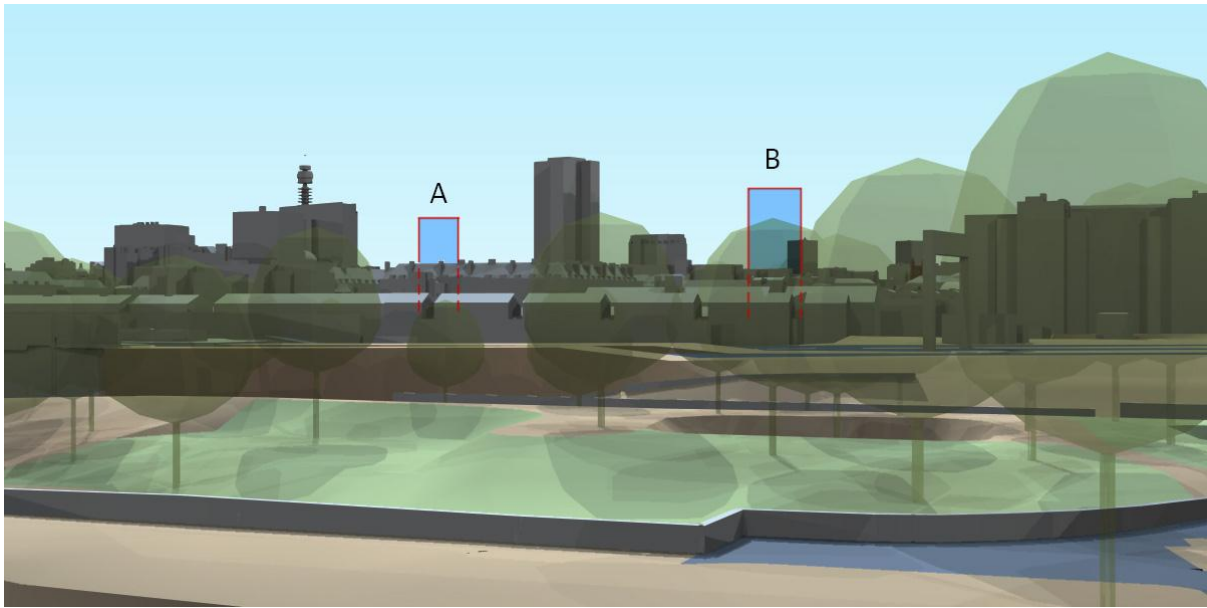
**View 13: Mornington Street / Delancey Street junction to Euston Station**

A taller building in location A would be visible from this view, where it would frame the southern end of Mornington Street. The Grade II listed terraces as 26-56 Mornington Street (inclusive), on the eastern (left) side of Mornington Street are visible in this view, and the Grade II Listed Edinboro Castle public house is on the western side of Mornington Street. Potential impacts on the settings of these buildings would therefore need to be considered.

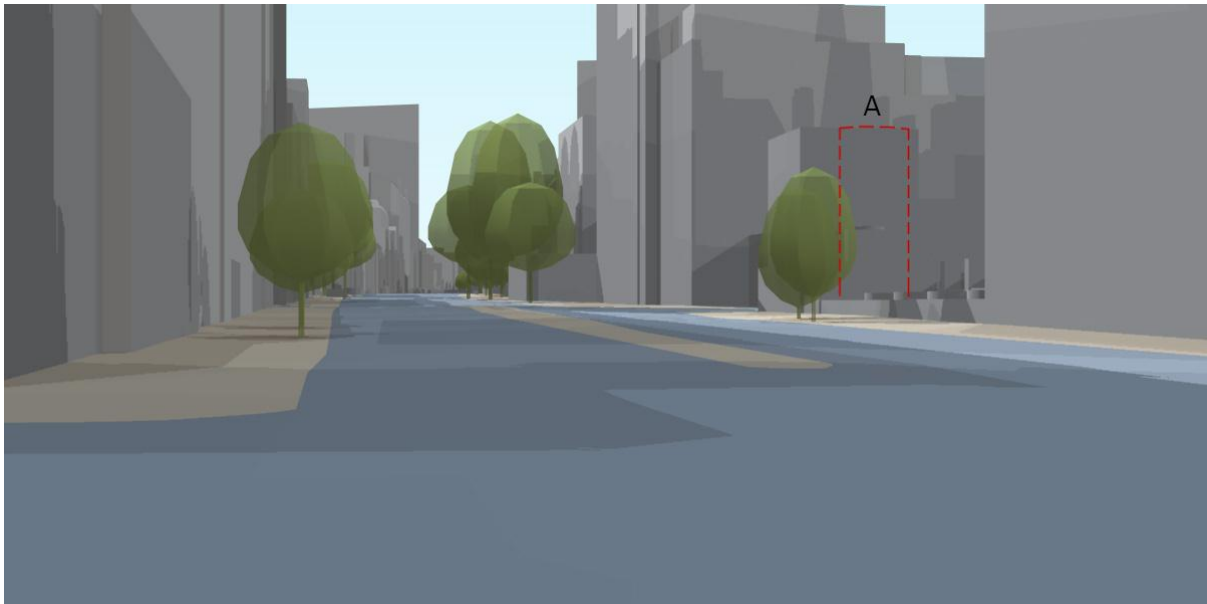
**View 14: Camden High Street / Camden Town Underground Station to Euston Station**



A taller building in location B would be visible from this viewpoint. Whilst some buildings on Camden High Street are of variable appearance, character and quality, a taller building in location B could affect the setting of buildings within this view which are identified as making a positive contribution to the character and appearance of the Camden Town Conservation Area, for example 115 to 119, 121-123, 135-157, 171, 177-179 and 183-187 (odd) and 100 -106, 112-136 and 140-166 (even) Camden High Street.

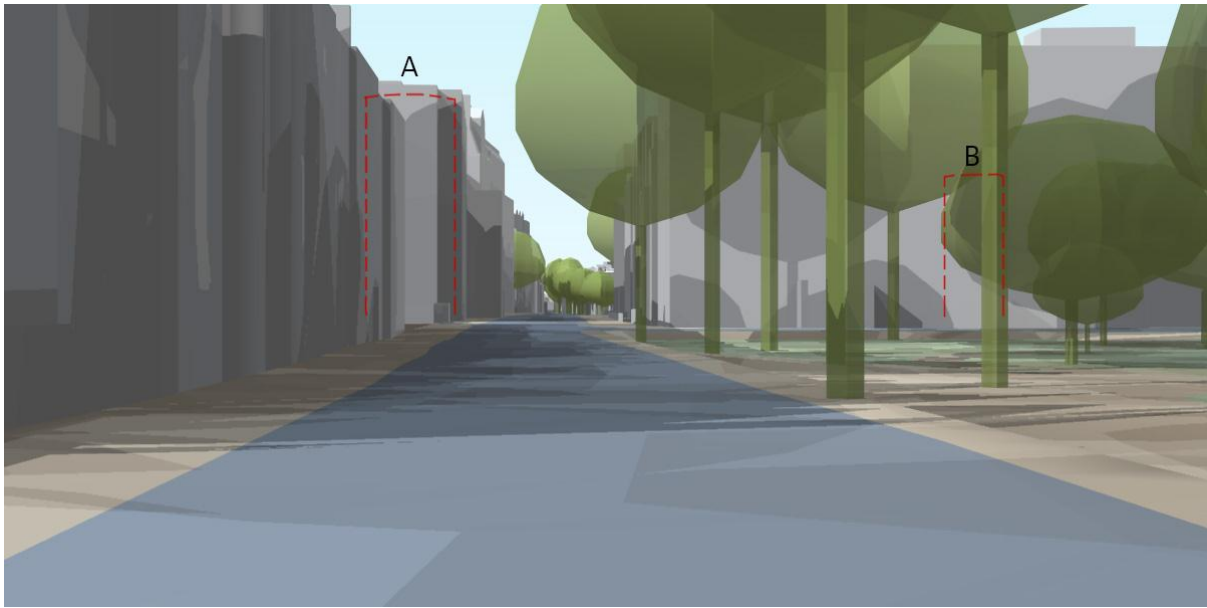
**View 15: Wharf Road (Kings Cross) to Euston Station**

Taller buildings in locations A and B would be visible in this location. The site is currently inaccessible due to construction works, however a desk assessment indicates that views to the west would be blocked by tree cover from Camley Street Natural Park.

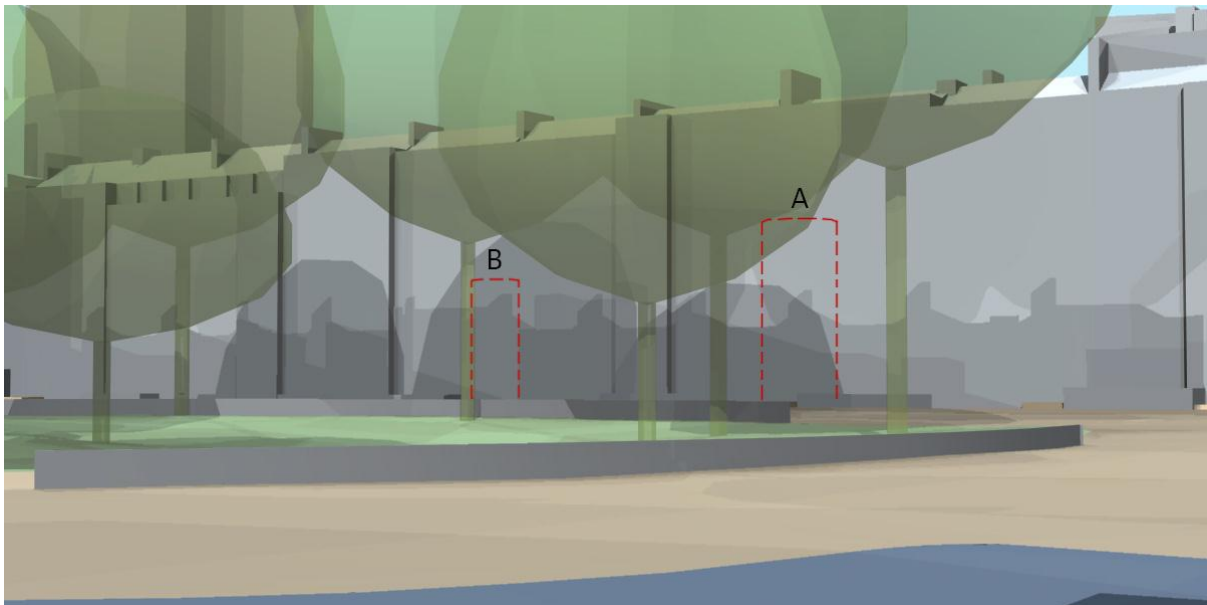
**View 16: Euston Road / Judd Street junction to Euston Station**

Taller buildings would not be visible from this location.



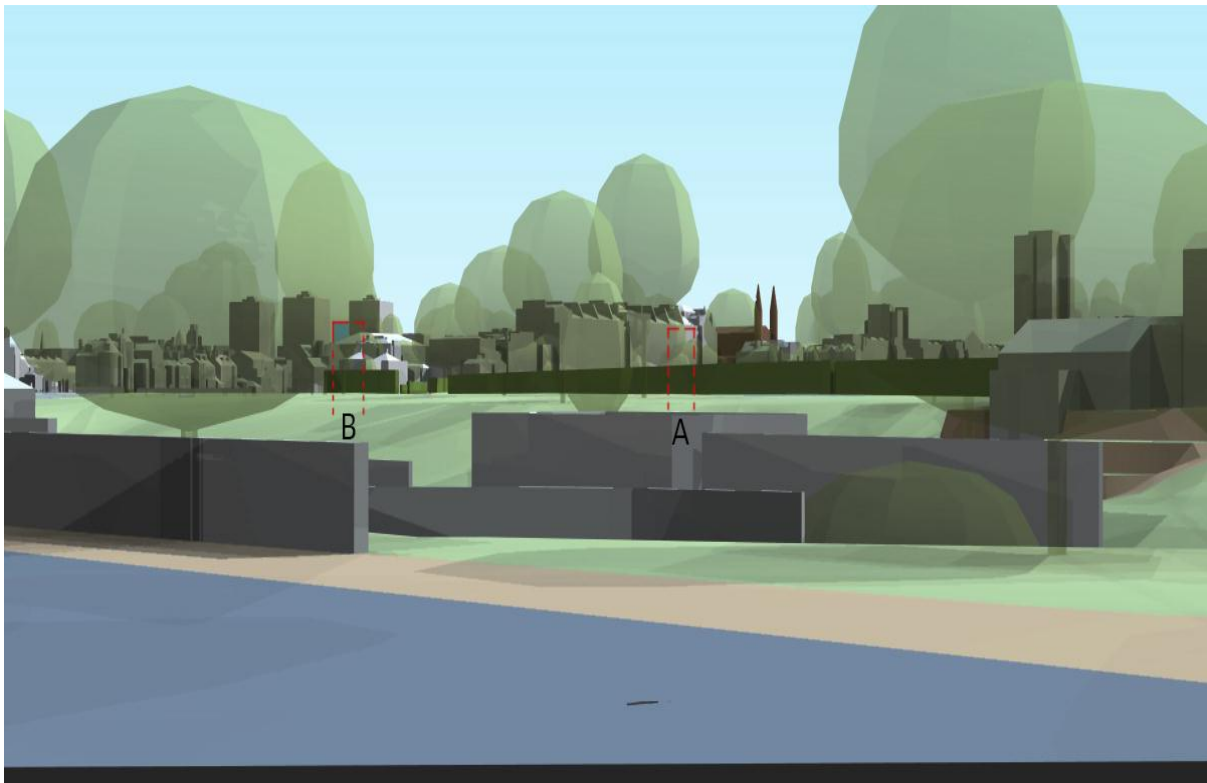
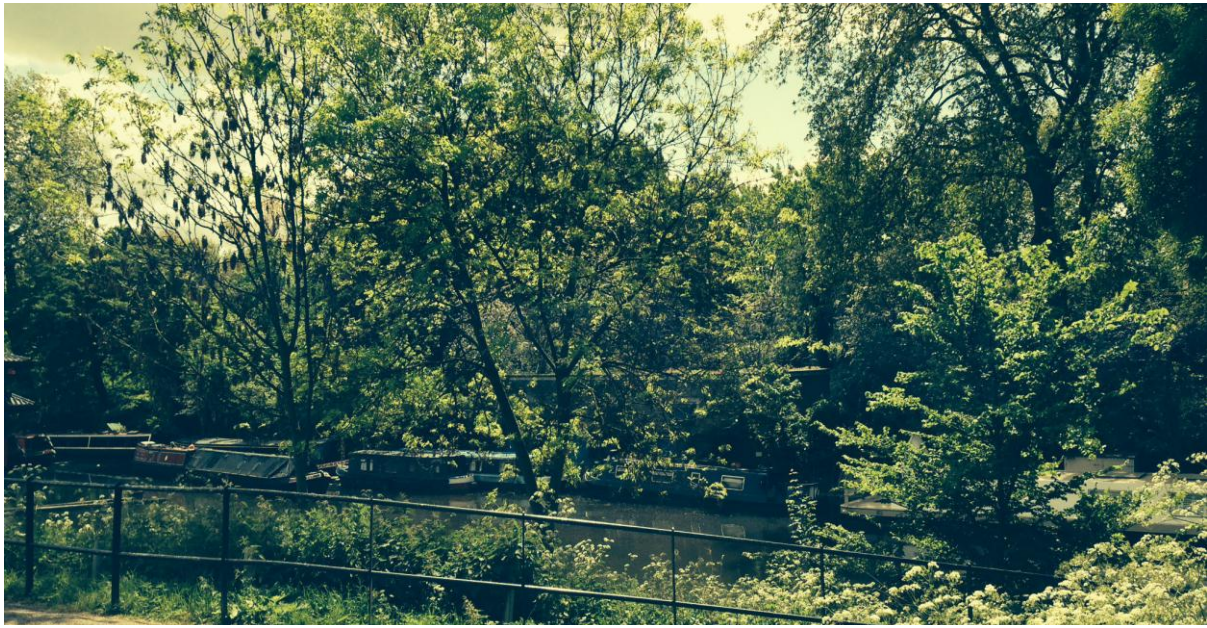
**View 17: Gordon Street / Gordon Square to Euston Station**

Taller buildings would not be visible from this location.

**View 18: Fitzroy Square to Euston Station**

Taller buildings would not be visible from this location.

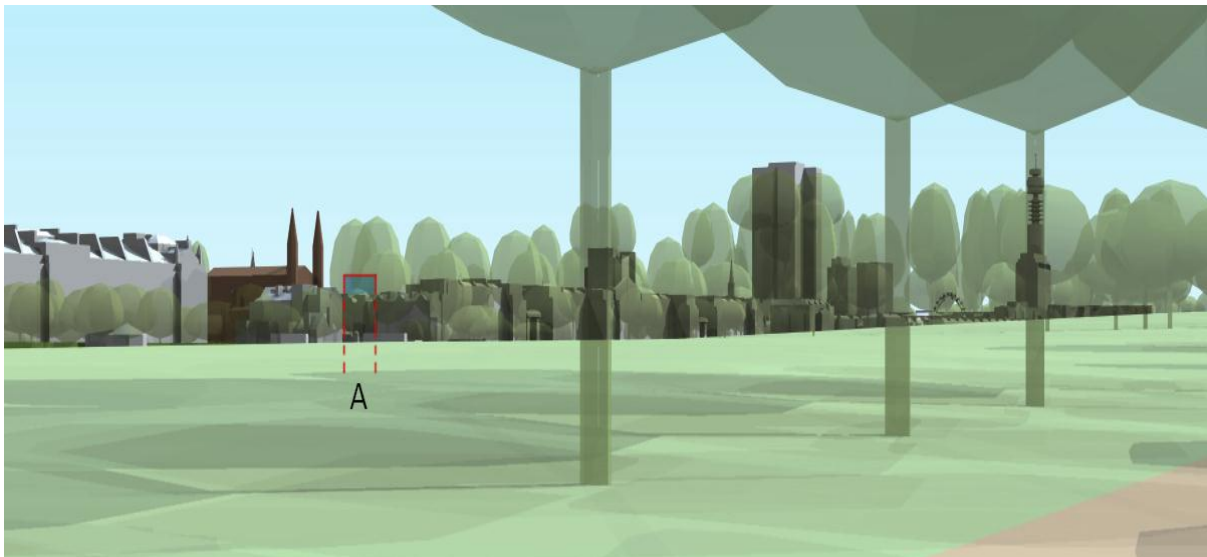
**View 19: St. Mark's Church looking south-east towards Euston Station**



**Taller buildings would not be visible from this location.**



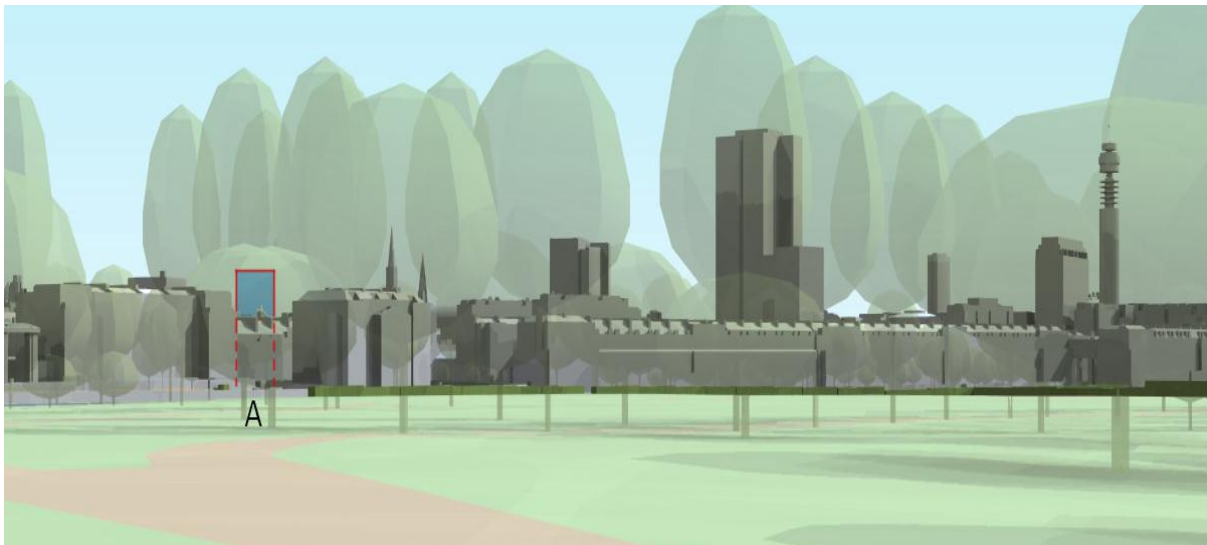
**View 20: Regents Park – The Broadwalk (north end) looking south east towards Euston Station**



Taller buildings would not be visible from this location. Views of a taller building in Location A (behind the Grade I Listed 1-59 Cumberland Terrace) would be screened by existing foliage as well as the terrace itself.

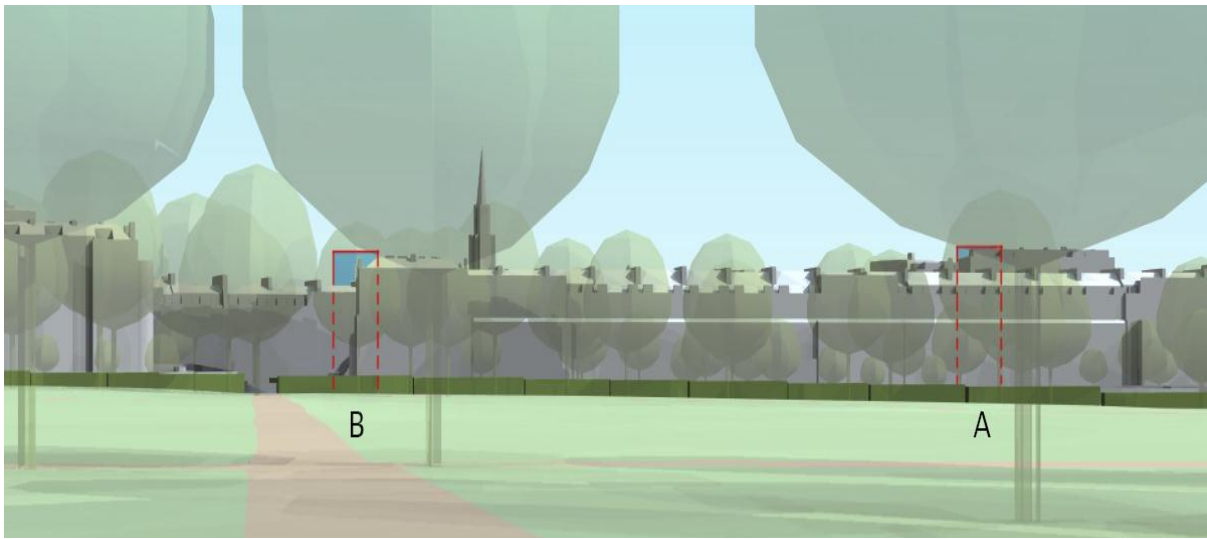


**View 21: Regents Park – The Broadwalk (at the fountain) looking south east towards Euston Station**



Taller buildings would not be visible from this location. Views towards the Grade I Listed Cumberland Place and 1-12 Chester Place would be screened by existing foliage. In developing detailed proposals for any taller building in Location A, consideration should also be given to potential impacts on views from other points along the Broadwalk taking into account the extent of tree cover provided.

**View 22: Regents Park – The Broadwalk (near picnic area) looking south east towards Euston Station**



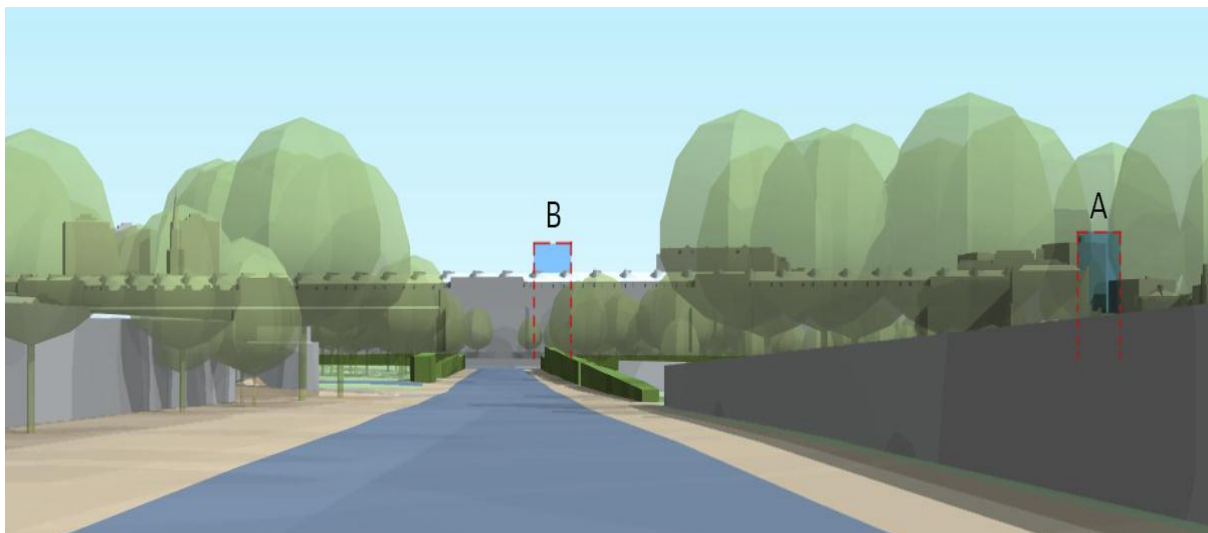
Taller buildings would not be visible from this location. Views would be blocked by existing foliage as well as the listed terraces fronting onto Regent's Park.

View 23: Chester Road / The Broadwalk junction looking east towards Euston Station



Taller buildings would not be visible from this location.



**View 24: Chester Road / Inner Circle junction looking east towards Euston Station**

A taller building in Location B would be visible from this view point (views of a taller building in Location A would be hidden by existing buildings and tree cover). A taller building in Location B would be visible above the parapet of the Grade I Listed Chester Terrace, and would have an impact on the setting of Regent's Park and the listed terrace. The Regent's Park Conservation Area Appraisal notes that a key element of the view from Regents Park to Chester Terrace is being able to see a clear roofline (without buildings in the background). There is a need to have special regard to the setting of listed buildings when considering development proposals. The NPPF (see paragraphs 131-134) and London Plan (policy 7.7 and paragraph 7.25) seek to protect heritage assets and their settings, and highlight that proposals will be resisted unless it can be demonstrated that any harm to or loss of significance caused is necessary to achieve substantial public benefits that outweigh that harm or loss. The NPPF also states that the more important the asset is, the greater the weight should be given to its conservation.

View 25: Outer Circle / Park Square junction looking east towards Euston Station



Whilst a taller building at Location A would come above the parapet of Grade I Listed buildings at St Andrews Place, existing tree cover would obscure views. Nevertheless, consideration should be given to potential impacts on the setting of the listed terrace.

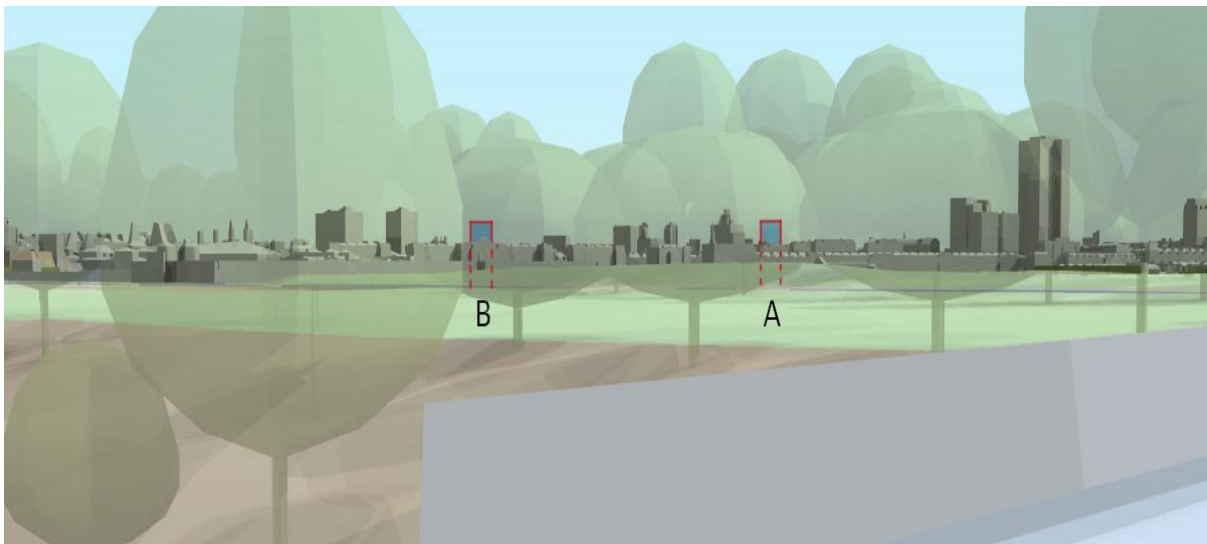
**View 26: Outer Circle / York Bridge junction looking east towards Euston Station**



Whilst a taller building at Location A would come above the parapet of Grade I Listed buildings at St Andrews Place, existing tree cover would screen views towards the building, and tall building Location A behind. Nevertheless, consideration should be given to any potential impacts on the setting of the listed terrace.



**View 27: Macclesfield Bridge over Grand Union Canal looking south-east towards Euston Station**



Taller buildings in locations A and B would not be visible from this location.

**View 28: Regent's Park Hub looking south east towards Euston Station**



Taller buildings in locations A and B would come above the parapet of Grade I Listed buildings lining the eastern boundary of Regent's Park (namely 1-59 Cumberland Terrace and 1-4 Chester Terrace), although existing tree cover would obscure views of these terraced buildings and tall building location B behind. Views of tall building A would also be obscured by tree cover and read in the context of an existing tall building. Nevertheless, careful consideration should be given to potential impacts on the setting of these buildings and the park.