

Built Heritage Review and Advice

No.5 Kingdom Street, Paddington Central, City
of Westminster

WCC Application Reference: 19/03673/FULL

GLA Application Reference: 4925

June 2020

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Client
The Mayor /
Greater London Authority (GLA)

June 2020

1. Introduction

Purpose and Background

1.1 This Built Heritage Review and Advice report has been prepared by Turley Heritage on behalf of The Mayor / Greater London Authority (GLA) (our 'Client'), in their role as local planning authority, in order to provide proportionate information and advice with regard to the likely built heritage impacts in relation to proposed development at No.5 Kingdom Street, Paddington Central (the 'Site') within the City of Westminster (WCC). Our role is to provide independent and objective built heritage advice to the GLA as local planning authority for the determination of an application for full Planning Permission for this proposed development.

1.2 As background, the 'Applicant' submitted an application for full Planning Permission to WCC for the following proposed development on this Site on 14 May 2019:

“Erection of a mixed-use development comprising ground floor (at Kingdom Street level), plus 18 storeys to provide offices (B1a) plus ancillary plant and amenity areas. Three floors below Kingdom Street delivered in phases to provide a flexible mix of business B1(A), retail (A1), leisure, community and cultural uses (D1) within the former 'Crossrail box'. New outdoor terraces adjacent to railway at basement level; creation of a new pedestrian and cycle link between Harrow Road and Kingdom Street including internal and external garden and landscaping; and associated works.” (WCC application reference number: 19/03673/FULL)

1.3 This application was accompanied by an Environmental Impact Assessment (EIA), also including a chapter with regard to the built heritage impacts of this development on Site.

1.4 It has been confirmed by the then local planning authority (WCC) that the Site is located within the Paddington Opportunity Area, The Central Activities Zone (CAZ) and North Westminster Economic Development Area (NWEDA). For the purposes of this report it has also been confirmed that there are no statutory listed buildings or other heritage assets on the Site, and the Site also lies outside the boundaries of a conservation area. As also recognised by the Applicant, the proposed development does however have the potential to affect the understanding and appreciation of the significance of a number of heritage assets within the wider area of the Site; indirectly and through change to part of the townscape setting of these assets and views.

1.5 It is at this point that we should recognise that the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the preservation of their special interest and settings. For development within conservation areas there is also a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, however there is no corresponding statutory duty relating to the setting of conservation areas.

- 1.6 The National Planning Policy Framework ('the Framework' or NPPF) 2019 then provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary ..."*¹

- 1.7 The relevant chapter of national planning policy (as supported by NPPG and also other best practice guidance and advice published by HE) provides further guidance with regard to the conservation of designated heritage assets, and the requirement to sustain, and where appropriate to enhance, the significance of such assets. Local planning policy and guidance for the relevant local planning authority area(s) is required to accord with overarching legislation and national policy on these matters. The relevant legislative and broader planning policy context is set out in full at **Appendix 1** to this report for reference accordingly.

- 1.8 It was on 23 March 2020 that the Deputy Mayor called in this planning application for the development of a new office development on Site, following WCC's resolution to refuse planning permission. Following our review of the planning Committee Report prepared by WCC's Director of Place Shaping and Town Planning, dated 7 January 2020, and other relevant application material, we have identified that the principal reason for refusal relates to harm to the significance of heritage assets through change to their settings. Proposed 'Reason for Refusal 1', relating to heritage assets, has been set out by WCC as follows:

"Because of its height, mass, location and design the proposed 18 storey tower (plus plant rooms) would harm the character and appearance of this part of the City and result in less than substantial harm to a range of designated heritage assets including harm to the setting of numerous grade II listed Victorian terraces and villas (notably 9-31 Porchester Square; 14-20 Westbourne Terrace Road; 21-26 Westbourne Terrace Road; villas and terraces in Blomfield Road facing Little Venice (34-44 Blomfield Road); villas on south-west side of Warwick Avenue (nos.7-31); and the terraces on either side of the southern end of Warrington Crescent (nos.149 and 4-36); harm to the setting of the grade I registered parks of Kensington Gardens and Hyde Park; harm to the setting of the Royal Parks Conservation Area, the Bayswater Conservation Area, the Maida Vale Conservation Area, the Westbourne Conservation Area; and harm to the setting of the Little Venice canal intersection. The proposed public benefits are not considered to outweigh this harm. The development would therefore not meet S11, S18, S25, S26, S28 and S37 of Westminster's City Plan (November 2016) and DES1, DES3, DES4, DES9, DES10, DES12, DES13

¹ Paragraph 189 of the Framework

and DES 15 of our Unitary Development Plan that we adopted in January 2007.”

- 1.9 It is noted that Historic England (HE), in their role as statutory adviser to the Government on heritage matters, has also raised an objection to the application on this basis (HE consultation advice reference number: P01075349, dated 4 June 2019).
- 1.10 It has also been recognised by all parties that Planning Permission has previously been granted for the redevelopment of this Site to provide a thirteen storey office building (in outline) (WCC application reference number: Ref 97/06935/OUT) dated 23 May 2000. Permission was subsequently granted on 12 January 2010 for reserved matters (including designed design) (WCC reference number: 09/08353/RESMAT) and so would complete development of the last two masterplan plots at 4 and 5 Kingdom Street. This outline permission has been implemented (but not built out) and is therefore a material consideration in the determination of this new application. A meanwhile use for a pop up bar and restaurant space known as Pergola has been given temporary permission on this Site.

Structure and Content

- 1.11 This report is set out in four sections. This introductory **Section 1** outlines the remit for our instruction and provision of advice to The Mayor / Greater London Authority in relation to the built heritage impacts resulting from the proposed development on Site. And also sets the scene with a review of the planning context and background to this scheme and recent call-in by the Deputy Mayor.
- 1.12 This is followed by **Section 2**, which commences the process of establishing the baseline conditions of the Site and its surrounding area in relation to built heritage assets. Here we identify the heritage assets that have the potential to be affected by the use and physical intervention of the proposed development on Site; through change to their settings and views. This scoping exercise has been informed by review of the full application material submitted by the Applicant, including the built heritage chapter to the Environmental Statement (ES). However, our own conclusions are drawn with regard to likely built heritage impacts as based on desktop and subsequent fieldwork by our team.
- 1.13 The next step in established the built heritage baseline is to prepare proportionate descriptions of the particular significance of each of the identified heritage assets, including a description of any contribution of the townscape setting (and views) of these assets, as relates to the Site itself as part of that wider setting. These proportionate statements of heritage significance have been prepared on the basis of a desktop review of relevant archival and other published information, and also subsequently through on site survey and analysis.
- 1.14 Where heritage assets form part of well defined groups or deliberate townscape compositions; through a shared history, function and architectural design or aesthetic, this will be set out in this section of the report, and also for the purposes of impact assessment subsequently.

- 1.15 For ease of use and reference these statements of heritage significance are each included within the following **Section 3**; and alongside our description of the likely impacts of the proposed development on the significance (and setting) of each of these heritage assets.
- 1.16 **Section 3** provides our assessment of the likely impacts of the proposed development on Site on the described baseline conditions, i.e. the degree and nature of change to the particular significance of each of the built heritage assets (or defined heritage asset groups) that have been previously identified and described. This assessment is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors. This has also been informed by full review of the Applicant's submission material describing the application scheme, including in particular the Design and Access Statement (DAS), prepared accurate visualisations, the relevant chapters of the ES in relation to built heritage effects (and also townscape and visual effects) etc.
- 1.17 This analysis includes assessment of impacts that may be beneficial in heritage terms; such as change that could enhance or better reveal heritage significance, impacts that may have an overall neutral effect on the understanding and appreciation of significance, and also any impacts that may result in harm to significance (and setting); which would also be gauged with regard to the degree of any such heritage harm be in each case within the guidelines set out by the Framework and also NPPG.
- 1.18 **Section 3** also includes a review of the heritage impacts of the application scheme as a whole in the light of the overarching legislation of the Planning Act 1990, the Framework and also relevant local planning policy and guidance at the end.
- 1.19 It would be for Greater London Authority planning officers; as informed by our assessment and advice with regard to built heritage asset impacts, then to carry out the wider balancing exercise for all relevant material planning considerations, and also then to ultimately make a recommendation to the Mayor with regard to this application scheme.
- 1.20 **Section 4** draws this analysis together with a summary of our finding of the built heritage asset impacts resulting from the proposed development on Site and now at application stage.
- 1.21 Our approach and methodology for built heritage impact assessment is drawn from legislation, national and local planning policy and best practice guidance, which further set out in **Appendix 1** for reference.

2. Built Heritage Assets

Heritage Assets

2.1 The Framework defines a heritage asset as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.’²

2.2 We identify that the Site does not contain any designated heritage assets, or any other such assets as identified by the LPA (i.e. non-designated). However, the proposed development on Site has the potential to affect - indirectly through change to setting and shared views - the particular significance of a number of heritage assets within the surrounding area. The scoping of these built heritage assets forms the first step of our analysis of the built heritage constraints / sensitivities of the Site and propose new development at application stage.

2.3 Where heritage assets form part of well defined groups or deliberate townscape compositions; through a shared history, function and architectural design or aesthetic, this will be set out clearly, and also employed for the purposes of impact assessment in the next section of this report.

Designated Heritage Assets

2.4 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them, such as listed buildings, conservation areas and registered parks and gardens (as defined by the Framework).

Listed Buildings

2.5 There are a number of statutory listed buildings of special architectural or historic interest (or defined listed building groups) located within the surrounding area of the Site, which have each been identified and mapped by HE as designated heritage assets through the National Heritage List for England (each with their published own List Entry)³. Impacts on each these designated heritage assets would be indirect by way of change to a part of their local or wider townscape settings, and some shared views. The scoped in (and likely affected) listed buildings are listed in **Table 2.1**.

Table 2.1: Listed Buildings or Groups

Group	Name	Address	Grade	LPA
N	Westbourne Bridge		II	WCC
Y	140 Orsett House	Westbourne Terrace Orsett Street	II	WCC

² MHCLG, National Planning policy Framework (NPPF) 2019 – Annex: Glossary

³ Historic England, National Heritage List for England (website)

Y	3-33 & 18-42	Orsett Terrace	II	WCC
Y	163 & 165-169 1-8 & 9-31	Porchester Terrace Porchester Square	II	WCC
N	Porchester Centre	Porchester Road	II*	WCC
Y	14-16, 22-24 & 26-28	Westbourne Park Road	II	WCC
Y	36-38 & 40-62	Gloucester Gardens	II	WCC
Y	Hallfield Estate (14 blocks) Hallfield Estate School	Bishops Bridge Road Inverness Terrace	II II*	WCC
Y	46-88, 90-132, 134-168, 105-123 & 125-167 21-27, 24-32 & Cleveland Arms Tavern PH	Gloucester Terrace Chilworth Street	II	WCC
Y	1-7, 12-14, 15-22 & 23-31 1-8, 25-29	Cleveland Square Cleveland Gardens	II	WCC
Y	33-77, 79-119, 121-141 (Dorland Hotel), 34-68 (Royal Eagle Hotel), 70-106 & 108-136 21-23 1, 3-5 (Clifton Court)	Westbourne Terrace . Bishops Bridge Road Cleveland Terrace	II	WCC
N	Paddington Station	Praed Street	I	WCC
Y	Paddington British Rail Maintenance Depot, East & West Blocks	Harrow Road	II*	WCC
N	British Waterway Board Canal Office	Delamere Terrace	II	WCC
N	Junction House	Blomfield Road	II	WCC
N	Warwick Avenue Bridge		II	WCC
Y	1-6, 7-12, 14-20, 21-26 & The Bridge House PH	Westbourne Terrace Road	II	WCC
N	2	Warwick Crescent	II	WCC
Y	19-33 & 34-56 1-12 7-31 odds	Blomfield Road Clifton Villas Warwick Avenue	II	WCC
Y	1-5 & Warwick Castle PH	Warwick Place	II	WCC
Y	20-42 evens	Warwick Avenue	II	WCC
Y	33-63 odds	Warwick Avenue	II	WCC

Y	1-20	Randolph Road	II	WCC
Y	1-49, 2 & 4-36	Warrington Crescent	II	WCC
Y	22-23, 24-31	Maida Avenue	II	WCC
	1-6, 12-19	Park Place Villas		
	2-20	Howley Place		
	2-16 evens	Warwick Avenue		
N	Catholic Apostolic Church and Church House	Maida Avenue	I	WCC
N	Church of St Mary Magdalene	Rowington Close	I	WCC
N	Church of St Mary	Paddington Green	II*	WCC

- 2.6 Review of the application material prepared by the Applicant for submission with regard to built heritage impacts (including the built heritage chapter to the ES) employs a Study Area as a method to scope in or out heritage assets within the wider surrounding area of the Site, which would in their view likely be affected by the proposed development within this shared townscape setting / views. For listed buildings a 500m radius study area has been applied from the boundaries of the Site. It is own assessment that this is a reasonable and proportionate approach, and therefore aligns with our own scoping exercise (and as mentioned previously as grouped accordingly).
- 2.7 As part of our assessment we have also included the listed Grade II* Church of St Mary at Paddington Green, on the basis that this highly listed and also local landmark building falls only just outside the radius of the 500m study area radius. We have therefore taken a more cautious approach where the proposed development (taller building) on Site could potentially have an effect on the character and appearance of views of this church and within its open churchyard.
- 2.8 It is noted, however, that listed buildings falling within this study area, such as street furniture, memorials and or churchyard monuments, that have been assessed not to be affected by the proposed development due to the nature of their particular significance and more localised settings have been scoped out.

Conservation Areas

- 2.9 There are also a number of conservation area designated within the wider area of the Site, which have each been designated locally by the relevant LPA. Impacts on these heritage assets would again be indirect. The scoped in conservation areas are listed in **Table 2.2**.

Table 2.2: Conservation Areas

Name	Grade	Designation / Extension Date	LPA
Maida Vale	N/A	1968	WCC

Paddington Green	N/A	1969	WCC
Bayswater	N/A	1967	WCC
Hallfield Estate	N/A	1990	WCC
Queensway	N/A	1987	WCC
Westbourne	N/A	1973	WCC
Pembridge	N/A	1969	RBKC
Royal Parks	N/A	1990	WCC

2.10 The Applicant has applied the method of drawing a 1km radius Study Area from the Site for identifying which conservation area would likely be affected by the proposed development. It is assessment that this is a reasonable and proportionate approach, and therefore aligns with our own scoping exercise for these assets. It is also our assessment that the particular significance of other conservation areas at the fringes of this study area: St Johns Wood, Fisherton Street Estate and Lisson Grove, to the north east of the Site, would be unlikely to be affected by the proposed development due to the effects of distance, topography, street pattern / orientation, and intervening built form and or vegetation.

2.11 However, as part of our assessment we have also included the Royal Parks Conservation Area as designated by WCC, on the basis that this a smaller part of the northern area of this designated area falls within this study area radius, and also in light of our analysis that proposed development (taller building) on Site would likely have an effect on the character and appearance of views from within this parkland.

Registered Parks and Gardens

2.12 There are a number of registered parks and gardens of special historic interest within the wider area of the Site, which have each been identified and mapped by HE as designated heritage assets through the National Heritage List for England (each with their published own List or Register Entry)⁴. Impacts on these designated heritage assets would again be indirect. The scoped in registered parks and gardens are listed in **Table 2.3**.

Table 2.3: Registered Parks and Gardens

Name	Grade	Designation Date	LPA
Hyde Park	I	1987	WCC
Kensington Gardens	I	1987	WCC / RBKC

2.13 The Applicant has applied the method of drawing a 1km radius Study Area from the Site for identifying which registered parks would likely be affected by the proposed

⁴ Historic England, National Heritage List for England (website)

development. It is assessment that this is a reasonable and proportionate approach, and therefore aligns with our own scoping exercise.

- 2.14 It is also to be noted that because Hyde Park and Kensington Gardens are adjoining landscape designations, form part of a contiguous parkland and also share key aspects of their historical development, these heritage assets will be assessed in tandem in this report, and also the impacts of proposed development on Site similarly related.
- 2.15 We have identified that there are a further number of designated heritage assets, including statutory listed buildings, conservation areas and registered parks and gardens, which are located within the wider surrounding area of the Site (and beyond the Applicant's defined Study Areas). It is our analysis, however, that as currently envisioned the application proposals on Site would not affect the way the significance of these other heritage assets would be understood or appreciated; taking into account the their particular significance and relationship to setting / views, disposition and orientation, and the screening effects of distance, local topography, interposing built form, street patterns / orientation and infrastructure etc. Accordingly these other heritage assets are scoped out of our assessment in this report.

Non-Designated Heritage Assets

- 2.16 The NPPF⁵ also identifies that heritage assets may include both designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.17 WCC does not maintain a register of unlisted buildings of local architectural or historic interest (also known more widely as a 'local list'). Moreover, no non-designated heritage assets have been identified during the application determination process with the City of Westminster, or during the course of the previous application on Site, as requiring assessment. Accordingly these other heritage asset types are scoped out of our further assessment in this report.
- 2.18 It is noted that the Committee Report dated 7 January 2020 refers to the Little Venice canal intersection (or junction) as a heritage receptor in its discussion of townscape and heritage impacts, and also identifies that the proposed development would result in "less than substantial harm to the setting" of this townscape feature. This feature is not otherwise identified specifically as a non-designated heritage asset in its own right by the local planning authority, and has therefore been considered in this report as an element within the designation of the surrounding Maida Vale Conservation Area.

⁵ MHCLG, National Planning Policy Framework (NPPF) 2019 - Annex 2: Glossary

Heritage Significance and Setting

2.19 The Framework defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁶

2.20 The Framework also defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁷

2.21 Historic England has published general guidance with regard to the preparation of statements of heritage significance, and how the proper analysis of the significance of heritage assets should be used to inform an assessment of impacts on that significance as a result of proposed change / applications.⁸

2.22 Historic England also provides guidance⁹ in respect of the setting and views of heritage assets, providing detail on understanding setting and views and the associated assessment of the impact of any changes. This presents a series of attributes of a setting which can be used to help assess its contribution to the significance of a heritage asset. These can comprise the asset’s physical surroundings; the experience of the asset; and the asset’s associative attributes.

2.23 Historic England provides further guidance in the past for their staff (and others) on their approach to making decisions and offering guidance about all aspects of England’s historic environment.¹⁰ This provides advice on how to assess the contribution of elements of a heritage asset, or within its setting, to its significance in terms of its “heritage values”. These include: evidential, historical, aesthetic and communal. This supplements the established definitions of heritage significance and special interest set out in founding legislation and more recent national planning policy and guidance.

Designated Heritage Assets

Listed Buildings

2.24 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings have been republished from the Department of Culture, Media and Sport.¹¹ This is supported by Historic

⁶ MHCLG, National Planning policy Framework (NPPF) 2019 – Annex 2: Glossary

⁷ MHCLG, National Planning policy Framework (NPPF) 2019 – Annex 2: Glossary

⁸ Historic England: Advice Note 12: Statements of Heritage Significance 2019

⁹ Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 (2nd Ed.)

¹⁰ English Heritage (now Historic England) Conservation Principles: Policies and Guidance, 2008

¹¹ DCMS. Principles of Selection for Designating Buildings, 2018

England's Listing Selection Guides for each building type¹².

Conservation Areas

2.25 Conservation areas are designated by virtue of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Guidance has been published in respect of conservation areas by Historic England, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.¹³

Registered Parks and Gardens

2.26 Inclusion on the register of parks and gardens does not confer any additional statutory protection. It is however, a material consideration in the determination of planning applications. The register identifies designed landscapes which are considered to meet published criteria and possess special historic interest, which is supported by Historic England's Registered Parks and Gardens Selection Guides for each landscape type¹⁴.

Statements of Heritage Significance

2.27 The next step in establishing the built heritage baseline conditions is to prepare proportionate descriptions of the particular significance of each of these identified heritage assets, including a description of any contribution of the townscape setting (and views) of these assets, as relates to the Site itself as part of that wider setting. These proportionate statements of heritage significance have been prepared on the basis of a desktop review of relevant archival and other published information, and also subsequently through on site survey and analysis. In order to meet the requirements of paragraphs 189-190 of the Framework¹⁵, this analysis is proportionate to the importance of each of those heritage assets, and also to that of the likely impacts of proposed development on Site given their particular significance and the nature and extent of change proposed. Accordingly, this work is undertaken in accordance with best practice advice as established by DCMS and HE.

2.28 For ease of use and reference these statements of heritage significance are each included within the following **Section 3**; and alongside our description of the likely impacts of the proposed development on the significance (and setting) of each of these heritage assets.

2.29 It is further recognised that historic, functional and or visual inter-relationships exist between a number of the identified heritage assets, for example where a conservation area provides the key element of the setting of a locally listed building that contributes to their significance. Accordingly the sometimes complex and overlapping nature the heritage values of these assets is acknowledged; principally by grouping closely related heritage assets together where possible for the purposes of this report.

¹² Historic England. Selection Guides 2011 (and updated)

¹³ Historic England, Advice Note 1, Conservation Area Designation, Appraisal and Management. 2019 (2nd Ed.)

¹⁴ Historic England, Registered Parks and Gardens Selection Guides 2012 (and further updates)

¹⁵ MHCLG, National Planning Policy Framework (NPPF) 2019 –paragraphs 189-190

3. Application Scheme and Assessment of Built Heritage Impacts

Introduction

- 3.1 The assessment of the likely impacts of the proposed development (application scheme) on Site on the significance (and setting) of the identified built heritage assets in this section of the report is based on full review of the Applicant's submission material describing the application scheme, including in particular the Design and Access Statement (DAS), ZVI and prepared accurate visualisations, the relevant chapters of the ES in relation to built heritage effects (and also townscape and visual effects as part of the THVIA document) etc. It is recognised however that although visualisation of a limited number of selected representative views is a useful tool to assist in understanding likely heritage impacts, but only part of a much wider appreciation – historical and experiential as well as visual - of change within a shared context and setting.
- 3.2 Our approach and methodology in undertaking this assessment of impacts (and the foundation of our previous baseline analysis for the Site and surrounding area) is based upon informed and reasoned professional judgement; taking into account a combination of quantitative and qualitative factors. This approach is drawn from / informed by current legislation, national and local planning policy and best practice guidance / advice with regard to built heritage assets, which is further set out for reference in **Appendix 1**.
- 3.3 Once our assessment has been described of the likely nature and extent of impacts on the particular significance (and setting) of each of the scoped in heritage assets in this section, we then undertake a review of the proposed scheme on Site as a whole in light of the relevant statutory duties of the Planning Act 1990, national policy within the Framework and supporting NPPG, and local planning policy and guidance to be applied with regard to change within the historic environment.

The Site and Context

- 3.4 The Site is located within the contemporary mixed-use / commercial-led Paddington Central development at the west end of Kingdom Street, and near to both Paddington Station and the Grand Union Canal (Paddington Basin Branch). The Site is currently occupied by temporary buildings for the meanwhile use of Pergola, which is also sited upon the Crossrail Box, which is a large volume of covered space located below and extending beyond the footprint of the Site at the level of Kingdom Street. As previously mentioned, this Site is surrounded by substantial elements of transport infrastructure, including the railway lines into and out of Paddington Station on its south side; the canal and basin to the east; the elevated A40 (Westway) to the north; and Westbourne Bridge to the west.
- 3.5 Historically, the Paddington Central area (and so this Site) occupies the site of the former Great Western Railway goods depot and yards. Since the early 19th century this has been an area highly influenced and later dominated by the impacts of transport infrastructure and the related uses and built development. It was in 1801 that the Paddington Canal

was dug; as an extension of the Grand Junction Canal from Brentford and terminating at Paddington Basin (to the east of the Site). This branch was linked to the Grand Union Canal in 1805, and then to the Regent's Canal in 1816.

- 3.6 The next key intervention here was the arrival of the Great Western Railway with its terminus at Paddington by 1838, although the existing station dates from the 1850s. It is at this time that the Site itself is built over; as part of a complex of railway tracks and junctions, and also a separate goods station. The expanded role of Paddington as a city hub; also with the addition of a station serving the underground Metropolitan line in 1863, further accelerated or re-initiated the residential development of the wider area. It is by this time that the wider pattern of terraced streets and villas across Tyburnia and Bayswater to the south, Maida Vale and Little Venice to the north had been fully built up.
- 3.7 The next key phase in the development of the Site and its local area was the postwar period. It is at this time that a more comprehensive approach was taken to the redevelopment, including within parts of the past established Victorian streets and industry. New infrastructure arrived; in particular extending and linking the flyover across Edgware Road (to the east) with the elevated Westway immediately north of the Site; completed by 1970. Harrow Road was widened and realigned at this time to further reinforce this connection, but conversely also to sever the city north from south along this strong line. A larger scale and also height of building development followed in this period within this area; such as residential point blocks nearer to Paddington Green, the expansion of St Marys Hospital, and also more commercially-led construction to the north and east of the station and around its basin.
- 3.8 This process of continuing change and redevelopment continues within these parts of the area around the Site; as the postwar landscape is renewed again for new residential and commercial schemes, including a number of larger scale or taller buildings. The redevelopment of Paddington Basin has been one such scheme, and also recently the continuing evolution of the new Paddington Central campus (of which the Site forms part). The Site itself has been subject to applications for redevelopment in recent years, and accordingly it is accepted that the principle of new uses and built development has been previously established with the grant of full Planning Permission for the construction of a thirteen storey building (now implemented).
- 3.9 We confirm that the Site does not contain any designated heritage assets, or any other such assets as identified by the LPA (i.e. non-designated). However, the proposed development on Site has the potential to affect - indirectly through change to setting and shared views - the particular significance of a number of heritage assets within the surrounding area.
- 3.10 Our analysis of the built heritage baseline conditions of the Site and this wider area, have established that the existing Site and its current condition does not make a positive contribution to the understanding or appreciation of the significance of any of the identified heritage assets within the surroundings as part of their respective settings or views. This is described further for each of the relevant heritage assets in the following section.

Application Scheme

3.11 The proposed development on Site is described through the Applicant's full submission material to the application for full Planning Permission (as mentioned previously in this report). This scheme has been described at application stage as the:

"Erection of a mixed-use development comprising ground floor (at Kingdom Street level), plus 18 storeys to provide offices (B1a) plus ancillary plant and amenity areas. Three floors below Kingdom Street delivered in phases to provide a flexible mix of business B1(A), retail (A1), leisure, community and cultural uses (D1) within the former 'Crossrail box'. New outdoor terraces adjacent to railway at basement level; creation of a new pedestrian and cycle link between Harrow Road and Kingdom Street including internal and external garden and landscaping; and associated works." (WCC application reference number: 19/03673/FULL)

3.12 The planning Committee Report prepared by WCC's Director of Place Shaping and Town Planning, dated 7 January 2020 provides a helpful overview of the proposed development for the Site, which is described to include the following principal elements:

- *A landmark building comprising ground (Kingdom Street) plus 18 storeys of office accommodation plus a further double-height (2 storey) top which includes plant room and external office amenity space. The overall height of the building would be 119.22m A.O.D., which would be 85.75m above Kingdom Street;*
- *Beneath this new building and extending under Kingdom Street, the triple height Box space would form part of the development. Beneath the building this space would be largely given over to plant and back-of-house uses, however, the vast majority of the Box space including part beneath the building would form part of a new and accessible amenity area. The Box is intended to accommodate a range of functions including leisure, cultural, flexible work and study spaces which will be accessible to the local community and provide amenity for the general public, local residents and office workers;*
- *Associated with the Box and a key component of the development will be the creation of a public route through the base of the building to open up a connection from Kingdom Street westward. Because of differing levels, Kingdom Street is effectively one storey higher than the Harrow Road level to the west of the site, thus the new route enters the base of the building at Kingdom Street level then descends in a fully accessible way into a double-height internal space, from where there is access to a public internal garden space; also access to the amenities within the Box; and a through route to the west, linking to the Harrow Road;*
- *Associated external landscape enhancement at the western end of Kingdom Street, forming 'Kingdom Square'; the western link between the building and the Harrow Road; and the 'Box Yard' which is the space between the newly enclosed Box and the railways lines.*

- 3.13 Our assessment of the likely built heritage impacts resulting from the application scheme will consider those effects during the operational phase of the proposed development. This is based on professional experience and judgement, which has established that the temporary changes to the townscape character and views of the wider area of the Site during construction rarely give rise to significantly greater magnitude to the changes experienced during the operational phase. Our assessment of these operational effects (as also informed by the submitted ES for this application) would therefore in our view represent a worst case scenario for construction phase effects, which will not be considered further in this report.
- 3.14 Only where other cumulative developments in the wider area would be visible (or otherwise experienced) in combination with the proposed development on Site to a sufficient extent, a cumulative assessment of would be undertaken as part of our description of the built heritage impacts for each asset.

Built Heritage Impacts

Listed Buildings

Westbourne Bridge

Heritage Significance (and Setting)

- 3.15 This large road bridge dates from the early 20th century and was constructed as part of the wider complex of infrastructure related to the Great Western Railway and its terminus at Paddington to the south east. It is a steel N-girder type bridge of a distinctive bowstring shape, and some decorative elements to the springing piers. The significance of this listed structure derives from its historic association with the GWR, and also is of architectural and engineering / technological interest as an ambitious piece of infrastructure from this period.
- 3.16 The bridge traverses the railway lines leading into and out of Paddington Station to link north and south residential areas across this divide. It is a key route and has a powerful visual presence within the local area, although to some degree now competed with by the postwar infrastructure of the elevated roadway of the Westway that crosses the road transversely to its north landing. It is this more immediate setting of past, contemporary and more modern infrastructure elements that contributes to the greatest degree to its heritage significance.
- 3.17 More widely, the setting of this bridge is highly dynamic and highly mixed in use and built character; including the larger scale and more modern developments of Paddington Central to the east and also other substantial block around the south landing point, which do not contribute to its significance. The older residential townscape of Bayswater to the south and Maida Vale to the north stands apart and beyond the dividing line of the railway and Westway. The Site itself is part of this wider urban context. There are no particular links of historical or architectural interest between this historic structure and the Site now legible following the redevelopment of this former railway goods depot / yards for a new office campus. As found today, it is not an element of this heritage asset's setting (or shared views) that makes any positive contribution to the understanding or appreciation of its heritage significance.

Scheme Impacts

- 3.18 The proposed development on Site would introduce a new and larger / taller building that would be seen in numerous local views from the bridge itself and also within context with this large piece of infrastructure (at both elevated road and lower railway levels). The existing backdrop of views eastwards is that of larger scale and more modern buildings within the Paddington Central campus, which forms part of the established character of this immediate setting. Although this part of the local townscape setting of the listed bridge would still change markedly, such change would not directly affect any elements of setting that contribute to its heritage significance. The visually powerful presence of this bridge – derived from its large scale and distinctive form – and also its positive relationship with the intertwined road and rail infrastructure of this location would not be undermined. This is demonstrated within the verified visualisations contained within the THVIA prepared by the Applicant from viewpoints 25, 26, 28 and 31 positioned within the local setting of this bridge. The significance of this heritage asset would not therefore be harmed.
- 3.19 Conversely, elements of the proposed development scheme on Site are directly related to this crossing of the railway line. Proposed creation of new public realm at the western end to Kingdom Street would improve the appearance of the area on the western side of the new building, and also animate spaces at multiple levels with new uses, activity, lighting and also art. This part of the application scheme would create new and enhanced spaces from where the distinctive architecture and engineering of this listed bridge would be appreciated, and also improve physical connectivity to the west from this campus. This would better reveal the significance of this designated heritage asset, which is a ‘heritage benefit’ as defined by NPPG.

140 Westbourne Terrace & Orsett House, Orsett Street

Heritage Significance (and Setting)

- 3.20 This listed building group is a similarly designed pair of three storey grand detached villas dating from the 1840s and attributed to the architect George Ledwell Taylor. They represent good examples of the higher status housing of this area, as expressed or dressed in stucco and an Italianate architectural style and use of Classically derived features. In this way they shared architectural interest. They also have historic interest in illustrating the residential development of this area of a growing London in the mid-19th century; as encouraged by the arrival of the railways, and also the elevation of this area as a higher status quarter as expressed through the quality of building, then fashionable Classical style and use of materials.
- 3.21 These two villas were designed in complement and so have strong group value within local views and their shared townscape setting on this corner. Ledwell Taylor was also responsible for laying out much of this area within Bayswater and Westbourne, and this reinforces the relationship of these houses within the wider composition of contemporary terraces and villas across both adjoining Conservation Areas: Bayswater and Westbourne. It is the 19th century terraces that comprise much of the surrounding conservation area that also contribute positively to the heritage significance of these listed buildings as part of a closely historically and architecturally related wider townscape setting. Conversely, the differently designed, larger scale and more modern

blocks to the north, east and south do not contribute to this heritage significance, but contrast.

- 3.22 The Site forms part of the wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings. There are no particular links of historical or architectural interest between this historic townscape group and the Site, and the powerful physical presence of the railway lines and road bridges provides a degree of screening and separation between these sites. As found today, the Site is not an element of this heritage assets’ setting (or shared views) that makes any positive contribution to the understanding or appreciation of heritage significance.

Scheme Impacts

- 3.23 The proposed development on Site would result in change within the wider townscape setting of this group of listed buildings, including the appearance of a larger / taller new building within some views from, or within the local context, of these villas to the north and across the railway lines. As found today, such local views to the north and east are dominated by larger scale and more modern buildings that do not contribute positively to the heritage significance of this pair; where the former 19th century domestic townscape has been lost or compromised. Further to the north the larger scale modern blocks of the still emerging Paddington Central campus can also be appreciated within some shared views, albeit screened to a high degree by nearby large blocks along Westbourne Terrace south of the bridge crossing, and also clearly defined as part of a very different townscape area by the strong dividing line of the railway tracks. Within this context, the sensitivity of these listed buildings in heritage terms to further change within their wider setting and views to the north is lessened.
- 3.24 Although part of the wider setting (and some shared views) of the listed building group would change as a result of the application scheme, such change would not further compromise the existing balance of both historic and more modern elements within this setting to a degree that would detract from our current understanding or appreciation of their shared heritage significance. The new building on Site would be a new feature on the skyline that would form part of existing views of larger scale, differently designed and more modern built form to the north of the listed buildings. Such a visual effect in conjunction with these villas would be constrained by the scale and form of intervening buildings, and overall would not be so marked as to harm the significance of these heritage assets. Also this change would have no effect on the quality or character of the most important views of the frontages of this pair of villas along Orsett Terrace or at the corner that are orientated away from the Site to the south and west into Westbourne. This is demonstrated to some degree within the verified visualisations from viewpoints 30 and 31.

3-33 & 18-42 Orsett Terrace

Heritage Significance (and Setting)

- 3.25 This listed building group comprises matching terraced rows of houses framing this street; similarly designed with stuccoed bases (upper ground floors) and stock brick over the above three storeys. These terraces date from the mid-19th century and stand as representative architecturally interesting examples of the new housing of this area, which also adopts an Italianate architectural style and use of Classically derived features.

As related to the wider building up of this area in this period, they also have historic interest in illustrating an expanding London; as encouraged by the arrival of the railways, and also again middle class pretensions as expressed through the quality of building, then fashionable Classical style and use of materials.

- 3.26 These terraces form a single townscape composition and so have strong group value within local views along the street they enclose and frame. Historically and architecturally they form part of wider townscape of contemporary streets and squares of terraces and other housing across both adjoining Conservation Areas: Bayswater and Westbourne. It is this related historic townscape that contributes positively to the heritage significance of these listed buildings as part of their setting. Within this wider historic setting there are clear interventions from the postwar period, such as the contrastingly large scale and modernist planned blocks to the west around Porchester Square / Terrace, Hallfield Estate to the south, and also more varied grouping of later larger buildings to the south end of Westbourne Bridge. These later built interventions do not contribute positively to the heritage significance of these listed buildings.
- 3.27 The Site forms part of the wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings, and beyond the clearly defined boundaries of the surrounding conservation area. There are no particular links of historical or architectural interest between these terraces and the Site, and the physical presence of the railway lines and road bridges provides a high degree of separation between these sites. As found today, the Site is not an element of this heritage assets’ setting that makes any positive contribution to their heritage significance.

Scheme Impacts

- 3.28 The proposed development of a new taller building would result in change within the wider townscape setting of this group of listed buildings; on the Site to the north east within Paddington Central campus and across the railway lines. There is limited inter-visibility between this group and the Site as indicated by the Applicant’s ZVI within the THVIA; due to distance and the screening effects of intervening built form, which is further reinforced as a clearly different townscape area beyond the dividing line of the railway. The east-west orientation of the street of Orsett Terrace also confines the most important views of the principal frontages of these terraces to the immediate area; within the enclosure they provide, and away from the Site.
- 3.29 Although part of this townscape wider setting of the listed building group would change as a result of the application scheme, there would be little if any change to any shared views that contribute to the heritage significance of these terraces. This change would not detract from, nor harm, our current understanding or appreciation of the significance of the listed terraces.

163 & 165-169 Porchester Terrace & 1-8 & 9-31 Porchester Square

Heritage Significance (and Setting)

- 3.30 This is a group / townscape composition of listed terraced buildings that line and frame Porchester Square and also part of the feeder street Porchester Terrace at the south east corner of this planned space. The north side terrace performs two roles in closing the garden square to its south and also lining the street with Gloucester Terrace facing elevations to the north. These rows of houses are similarly designed with a consistent

rhythm of well-proportioned and detailed stuccoed frontages rising up to four storeys (or five storeys to the east side). These terraces date from the mid-19th century and stand as representative examples of architectural interest and of the new housing of this area, which also typically adopt an Italianate architectural style and use of Classically derived features. They also have historic interest in illustrating this then expanding part of London; as encouraged by the arrival of the railways, and middle class pretensions as expressed through the quality of building, fashionable Classical style and use of materials for this new residential quarter.

- 3.31 These terraces form a group, although the square itself is no longer complete; having been redeveloped in the postwar period including a part façade retention scheme and new more modern residential blocks along part of the south side of this space. The square is closed to the west side by the interwar civic complex of the Porchester Centre (listed building). Together with the south terrace façade, these listed buildings have strong group value within local views from within the square and along connecting streets. Historically and architecturally they form part of wider townscape of contemporary streets and squares of terraces and other housing across both adjoining Conservation Areas. It is this related townscape that contributes positively to the heritage significance of these listed buildings as part of their setting. As highlighted, there are also postwar interventions within this square itself and also the wider area that mark a change in the scale and architectural approach to the earlier established Victorian housing. These more modern changes generally do not contribute positively to the heritage significance of this listed building group.
- 3.32 The Site is located further to the north east and across the strong dividing line of the railway and its road bridges. This forms part of the wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings, and beyond the boundary of the surrounding conservation area. There are no links of historical or architectural interest between these sites. As found today, the Site is not an element of this heritage assets’ setting that makes any positive contribution to their heritage significance.

Scheme Impacts

- 3.33 The proposed development of a new taller building would result in a clear change within the wider townscape setting of this group of listed buildings; on the Site to the north east within Paddington Central campus and across the railway lines. Inter-visibility between this group and the Site is constrained to a degree by the street pattern and screening effects of intervening built form. However, the new building could appear as part of the skyline / background in longer views looking out from the western part of the central garden square across to and beyond the line of the terrace enclosing its east side, and also would be seen out from the nearer northeast corner opening of the square at the east end of Gloucester Terrace. Although the ZVI also indicates likely visibility from within a part of the square proper, the screening effects of mature trees within the gardens in summer would be significant. From the east end of Gloucester Terrace (north side terrace of 9-31 Porchester Square) the street pattern opens up to reveal more open views of the existing larger scale and more modern commercial blocks of the Paddington Central campus over the bridge / railway, between or to backdrop of intervening terraced housing. The new taller building would be seen in this context – as verified demonstrated to some degree by the visualisation from viewpoint 28.

- 3.34 Overall there would be relatively little visual effect on the quality or character of the most important heritage views from within the square itself that appreciates the principal and grandest frontages of the framing historic terraces. The THVIA does not however look to test a viewpoint within this part of the square within the application material. There would be a greater visual effect on the skyline from the northeast corner of the square as this space is exited and also in the view eastward channelled by a combination of listed and unlisted terraces along Gloucester Terrace. These closer views from the north-eastern periphery of the square are less representative of the historic character of the square as a townscape composition, and so less sensitive to change in heritage terms. Although part of this townscape wider setting and also some shared views of the listed building group and square would change as a result of the application scheme, such a change would not detract from our current understanding or appreciation of the heritage significance of these listed buildings to a degree that would be harmful.

Porchester Centre, Porchester Road

Heritage Significance (and Setting)

- 3.35 The Porchester Centre is a large civic complex built in two phases in the 1920s to the designs of Herbert Shepherd (and others), who was the architect for the then Borough of Paddington. The complex includes baths, pool and laundry, which was later extended to include Turkish baths, public library and assembly rooms. This is a building complex is recognised to be of more than special interest (Grade II*). As also confirmed by the published List Entry, the architectural interest of these buildings derive from the range, quality and coherence of the public spaces, which are particularly elaborate for the period and survive very well. Historic interest derives from its exceptionally complete and grand civic complex for the interwar period (including Turkish bath complex).
- 3.36 This public building complex is located within the Queensway Conservation Area, and its local setting also extends to include the Bayswater and Westbourne Conservation Areas to the east and north west respectively. It is a landmark and hub within this area, although this expressed more in its grand architecture than its prominent height or overall scale. This is interwar addition within an earlier established townscape of prevailing 19th century housing, and which also has been deliberately designed and orientated to terminate the view looking north along the more commercial route of Queensway. The library range completes the west side of Porchester Square across Porchester Road and so shares group value with these other listed buildings. The intact elements of the 19th century townscape of the surrounding conservation areas contributes to the significance of this listed building as part of its setting.
- 3.37 The Site itself falls within the wider urban context – dynamic and highly varied townscape setting - of this part of London; shared with this listed building. There are no links of historical or architectural interest between this listed building and the Site. As found today, it is not an element of this heritage asset's setting (or any shared views) that makes any positive contribution to its heritage significance.

Scheme Impacts

- 3.38 The proposed development would result in a change to the townscape character of the much wider or extended setting of this listed civic complex. As confirmed by the ZVI

there would be very limited inter-visibility between this listed building and the new taller building on Site. In addition, the application scheme would have no effect on key views of this listed building that are orientated northwards to its main recessed entrance portico from Queensway, or westwards to the grand stone faced library range onto Porchester Square. The local landmark status of this building within the adjoining conservation areas would not be undermined or detracted from, and its heritage significance would therefore be unharmed.

14-16, 22-24 & 26-28 Westbourne Park Road

Heritage Significance (and Setting)

- 3.39 This is a group of three pairs of semidetached villas along the north side of Westbourne Park Road that likely date from the 1840s. The significance of these listed buildings is invested in group value as part of a wider townscape of early to mid-19th century stucco fronted villas of designed in a Neo-Classical or Italianate style. They have both architectural and historic interest in illustrating the residential development of this area in the 19th century as a new quarter for the middling classes in a burgeoning London; as also encouraged here by the arrival of the railways, and also the employment of the then fashionable Classical styles and use of materials. These contemporary and similarly designed semi-detached villas have strong group value as appreciated within local views. And also form part of a much wider townscape composition of 19th century streets and squares of residential terraces and villas across both adjoining Conservation Areas: Westbourne and Bayswater. This intact 19th century townscape contributes positively to the heritage significance of these listed buildings as part of their immediate and wider setting.
- 3.40 The Site itself is part of a very different and still emerging office campus located further to the north east from this group and forms part of the much wider dynamic and highly varied urban setting that they share. There are no particular links of historical or architectural interest between this group and the Site, and the powerful physical presence of the railway lines and road bridges immediately to the north provides a high degree of separation and some screening between these sites. As found today, the Site is not an element of this heritage assets' setting (or shared views) that makes any positive contribution to their heritage significance.

Scheme Impacts

- 3.41 The proposed development of a new taller building would result in change within the wider townscape setting of this group of listed buildings; on the Site to the north east within Paddington Central campus and across the railway lines. Inter-visibility between this group and the Site is constrained to a degree by distance and the screening effects of intervening built form. However, this new building could appear as part of the more distant skyline in longer views looking eastwards along this part of Westbourne Park Road. Although the ZVI indicates some likely visibility from this street and local context of these villas, the screening effects of mature street trees in summer would also be significant. Overall there would be relatively little visual effect on the quality or character of views along this street and the appreciation of the characteristic enclosure and architecture of these villas and terraces with gardens. Also this distant change would have no effect the most important views of the frontages of this group of villas more

locally and from the south or in the street scene. Overall, the significance of these listed buildings would not be harmed.

36-38 & 40-62 Gloucester Gardens

Heritage Significance (and Setting)

- 3.42 This contemporary and grandly composed group of a terraced row and expressed end pair of houses (at the east) faces along the key route of Bishops Bridge Road within the Bayswater area (Tyburnia). The terrace is formally presented as a palace front with pavilion ends and a raised centrepiece, with similarly designed houses with stuccoed bases (upper ground floors) and stock brick above over three to four further storeys. This row is set back from the street behind a narrow garden and driveway. The eastern villa pair shares a Neo-Classical or Italianate design but is expressed differently in full stucco dressing and symmetrical curved end bays. These houses date from the mid-19th century and stand as representative examples of this building type and style of architecture, and also have historic interest in illustrating an expanding and increasingly prosperous London in this period.
- 3.43 These terraces form a single townscape composition and so have strong group value within local views from and along the street of Gloucester Gardens. Historically and architecturally they form part of wider townscape of contemporary streets and squares of terraces and other housing across both adjoining Conservation Areas: Bayswater and Westbourne. It is this 19th century and similarly Classically inspired townscape that contributes positively to the significance of these listed buildings as part of their wider setting. However, within this townscape setting there are clear and contrasting interventions from the postwar period, such as the modernist Hallfield Estate immediately to the south, which do not contribute positively to their heritage significance.
- 3.44 The Site forms part of the much wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings, and lies beyond the clearly defined boundaries of the surrounding conservation area. There are no links of historical or architectural interest between these group and the Site, and the physical presence of the railway lines and road bridges provides a high degree of separation between these sites. As found today, the Site is not an element of this heritage assets' setting that makes any positive contribution to their heritage significance.

Scheme Impacts

- 3.45 The proposed development on Site and at Paddington Central of a new taller building would result in change within the wider townscape setting of this group of listed buildings. The ZVI indicates that inter-visibility between this group and the Site is likely to be constrained to a degree by distance and the screening effects of intervening built form / vegetation. However, the new building could appear as part of the more distant skyline in longer views looking out from the landscape area of the nearby Hallfield Estate in a north-easterly direction towards the terrace frontage and over its roofline. It should be noted that the further screening effects of mature street trees within these views could be significant in summer however. Overall there is likely to be relatively little visual effect on the quality or character of key views within the street scene that appreciates the principal frontages of this historic terrace and villas. Overall, the change brought

about by the application scheme would not detract from our current understanding or appreciation of the heritage significance of this listed building group.

Hallfield Estate (14 blocks) & Hallfield Estate School

Heritage Significance (and Setting)

- 3.46 This is a highly regarded planned Modernist estate dating from the early postwar period; attributed to the Tecton architectural team (with Lindsay Drake and Denys Lasdun as project architects). The published List Entry sets out that the heritage significance of this group of fourteen residential blocks and laundry is of architectural and planning interest in demonstrating a sophisticated and distinctive aesthetic approach to social housing; whereby the facades are treated like works of abstract art; and also inspired by Le Corbusier's modernist 'Radiant City'. Its historic interest is as a seminal post-war housing estate that was widely exhibited and published after the war. The large blocks are each laid out in a distinctive pattern at a 45 degree angle to the surrounding roads and also enjoy an informal landscape setting of lawns and trees. A further integral element of this estate is the Hallfield Estate School, which is of more than special interest (Grade II*). The significance of the school is invested in the free-flowing composition and Modernist design, which creates a striking and functional building with a strong group value with the wider estate.
- 3.47 The setting of these listed buildings is clearly defined by the boundary of the surrounding Hallfield Estate Conservation Area that encompasses them. The character of this modern estate is in marked contrast to the street pattern, scale, form and architectural style and materials of the surrounding Victorian residential townscape. This estate stands in effective isolation and the surrounding earlier established conservation areas (Bayswater and Queensway) do not contribute to the understanding or appreciation of these listed building, but is a foil or counterpoint to their later age and modern design.
- 3.48 The Site is located some distance to the north of this estate and so falls within the much wider mixed urban context or setting of this listed building group and its own conservation area. There are no links of historical or architectural interest between this Modernist building group / estate and the Site. It is not an element of this heritage asset group's wider setting that makes any positive contribution to the understanding or appreciation of its heritage significance.

Scheme Impacts

- 3.49 The proposed development of a new taller building on Site would result in change within the wider townscape setting of this group of listed buildings /estate. The ZVI indicates that inter-visibility between this group and the proposed taller building is likely from within the landscape areas of the estate and part of the surrounding streets. However, the new building could appear as part of the more distant skyline in longer views looking out from or through the blocks of the estate north-eastwards. However, mature trees within the estate landscape or to perimeter streets would provided further screening or filtering to these in summer. Overall there would be relatively little visual effect on the quality or character of views within the context of this estate, and also the highly distinctive large scale, block form and patterned elevation of its buildings and spaces would remain the dominant feature. Overall, the change brought about by the

application scheme would not detract from, or otherwise harm, the heritage significance of this listed building group.

46-88, 90-132, 134-168, 105-123 & 125-167 Gloucester Terrace & 21-27, 24-32 & Cleveland Arms Tavern PH Chilworth Street

Heritage Significance (and Setting)

- 3.50 This large group of listed terraced houses is focused on the axial route of Gloucester Terrace, and also includes part of the closely related secondary or feeder streets. In turn these buildings are part of a larger and grander planned townscape scheme commenced in the 1840s within this part of Bayswater, which together with Eastbourne Terrace is integrated with the parallel Westbourne Terrace boulevard at its centre. This listed building group comprises comparable terraced rows of houses lining this street; of three to four storeys in height, brick and or stucco, and each also following a Neo-Classical / Italianate architectural style. This group and wider townscape composition is of architectural and historic interest in illustrating an expanding London; as encouraged by the arrival of the railways, and also ambition in the planning and design of a new Classically inspired residential quarter in the 19th century.
- 3.51 As described, these terraces form part of a much larger planned townscape composition and so have strong group value within local views along the grid of streets they each enclose and frame. It is this related 19th century townscape, where still intact, that contributes positively to the heritage significance of these listed buildings as part of their wider setting, as also contained within the Bayswater Conservation Area designation. Within this setting there are however clear interventions from the postwar period that contrast with this earlier established pattern and character, such as the large scale and modernist planned blocks within the Hallfield Estate immediately to the west, which do not contribute positively to their heritage significance.
- 3.52 The Site forms part of the wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings, and beyond the clearly defined boundaries of the surrounding conservation area. There are no particular links of historical or architectural interest between these terraces and the Site, and the physical presence of the railway lines and road bridges provides a high degree of separation between them. As found today, the Site is not an element of this heritage assets' setting that makes any positive contribution to their significance.

Scheme Impacts

- 3.53 The proposed development of a new taller building would result in change within the wider townscape setting of this group of listed buildings; on the Site to the north east within Paddington Central campus and across the railway lines. The ZVI indicates that there would likely be some inter-visibility between this group and the new building on Site, although the proportions, relative enclosure and northwest-southeast alignment of the street of Gloucester Terrace would generally direct key views away from the Site in the north. Where the street enclosure opens up, such as to the south of Bishops Bridge Road and within the neighbouring Hallfield Estate, the new taller building could appear as part of the more distant skyline in longer views looking north-eastwards from this location above listed terrace frontage and its roofline. It should be noted however that the further screening effects of mature street trees within these views could be

significant in summer. Overall there would be relatively little visual effect on the quality or character of key views within the street scene that appreciates the principal frontages of the listed terraces and primary axis of Gloucester Terrace. Overall, the change brought about by the application scheme would not detract from our current understanding or appreciation of the heritage significance of this listed building group.

1-7, 12-14, 15-22 & 23-31 Cleveland Square & 1-8, 25-29 Cleveland Gardens

Heritage Significance (and Setting)

- 3.54 These listed terraces together frame or part enclose a planned mid-19th century townscape composition of two interconnected squares: Cleveland Square and Gardens immediately to its north. These rows of houses are similarly designed with a consistent rhythm of well-proportioned and detailed stuccoed frontages rising up to five storeys. These terraces are of architectural interest as representative examples of the new housing and planned residential development of this area, which also typically adopt an Italianate architectural style and use of Classically derived features. They also have historic interest in illustrating this expanding part of London; as encouraged by the arrival of the railways, and middle class pretensions as expressed through the quality of building, then fashionable Classical style and use of materials, and also the centrality of the attractive garden square, within this new residential quarter.
- 3.55 These terraces form a defined group, although the north side of the square at Cleveland Gardens was lost and replaced in the postwar period. These squares also enjoy group value within local views with the wider network of 19th century streets and squares within the surrounding Bayswater Conservation Area. These terraces all form part of a much larger planned townscape composition, and it is these other historic residential streets (where intact) that contribute most and positively to the heritage significance of these listed buildings as part of their setting. Within this setting there are later built elements such the large scale and modernist planned blocks within the Hallfield Estate immediately to the north, which act as a clear contrast in form and character in townscape terms and so do not contribute positively to their heritage significance.
- 3.56 The Site is located further to the north east and across the strong dividing line of the railway and road bridges. This forms part of the wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings, and also beyond the boundary of the conservation area. There are no links of historical or architectural interest between these sites. As found today, the Site is not an element of this heritage assets' setting that makes any positive contribution to their heritage significance.

Scheme Impacts

- 3.57 The proposed development of a new taller building on Site would result in change within the wider townscape setting of this planned group of listed buildings. Inter-visibility between this group and the Site is constrained to a degree by distance and the screening effects of intervening built form. Accordingly the ZVI indicates more limited visibility from within the complete Cleveland Square, however Cleveland Gardens has a more open aspect to the north (due to the loss of the former north side terrace) and therefore the new building could appear as part of the more distant skyline in longer views looking out from this square across and beyond the Hallfield Estate. Such views would be seen in context with the very different character of the modernist blocks of this estate and

would otherwise have little effect on the experience or appreciation of the 19th century terrace frontages from within each of these squares. In addition, the screening or filtering effects of mature trees within the gardens of these squares in summer would likely further reduce inter-visibility in that season.

- 3.58 In overview, although part of this wider townscape setting and also some views out from the north square this larger listed building group would change as a result of the application scheme, such change would not be so significant as to detract from our current understanding or appreciation of their significance. There would be no harm to heritage significance as a result.

33-77, 79-119, 121-141 (Dorland Hotel), 34-68 (Royal Eagle Hotel), 70-106 & 108-136 Westbourne Terrace, 21-23 Bishops Bridge Road &1, 3-5 (Clifton Court) Cleveland Terrace

Heritage Significance (and Setting)

- 3.59 This large group of listed terraced houses is focused on the principal axial route and wide boulevard of Westbourne Terrace, and also includes terraces as part of the closely related secondary or feeder streets. In turn these listed buildings are part of a larger and even grander planned townscape scheme commenced in the 1840s within this part of Bayswater, which is formed together with the less generously proportioned and parallel Gloucester and Eastbourne Terraces (to the west and east respectively). This listed building group comprises comparable terraced rows of houses lining this central boulevard; often employing palace fronts to each block between feeder street, of four to five storeys in height, stucco fronted, and each also following a Neo-Classical / Italianate architectural style. This group and wider townscape composition is of architectural and historic interest in illustrating an expanding London; as encouraged by the arrival of the railways, and also grand ambition in the planning and design of a new Classically inspired residential quarter in the 19th century in Bayswater (Tyburnia).
- 3.60 As described, these terraces form part of a much larger planned townscape composition and so have strong group value within local views along the grid of streets and spaces they each enclose and frame. Along Westbourne Terrace the terraces are each set back from the main street by narrow gardens and driveways to provide a more generous boulevard character. It is this related 19th century townscape, where still intact, that contributes positively to the heritage significance of these listed buildings as part of their wider setting, as also contained within the Bayswater Conservation Area designation. Within this setting there are however clear interventions from the postwar period that have begun to erode the overall plan and historic character, such as the larger scale and more modern commercial blocks along Eastbourne Terrace opposite Paddington Station, which now do not contribute positively to their heritage significance but detract.
- 3.61 The Site forms part of the wider urban context – dynamic and highly varied townscape setting - of this planned group of listed buildings, and beyond the clearly defined boundaries of the surrounding conservation area and railway lines. There are no particular links of historic or architectural interest between these terraces and the Site. The northwest-southeast alignment of this boulevard is continued by Westbourne Bridge and so channels views northwest towards the existing concentration of larger scale and more modern blocks at the south end of the bridge and also within the Paddington Central office campus (including the Site) beyond the tracks and beside the

infrastructure of the Westway. As found today, the Site is not an element of this heritage assets' setting that makes any positive contribution to their significance.

Scheme Impacts

- 3.62 The proposed development of a new taller building would result in change within the wider townscape setting of this group of listed buildings; on the Site to the north east within Paddington Central campus and across the railway lines. The ZVI indicates that there would likely be inter-visibility between this group and the new building on Site, and that this would be aided by the wider proportions of the Westbourne Terrace boulevard and also its northwest-southeast alignment directing views within this context towards the Site in the northwest. On the approach to Westbourne Bridge this boulevard does narrow as it crossed Bishops Bridge Road and this similarly narrows the northwest view out from Bayswater towards the local area of the Site. The taller building proposed for the Site would appear as a new feature within these long views and as part of the more distant skyline of existing larger scale modern blocks nearer to the railway and Westway. It should be noted however that the further screening or filtering effects of mature street trees within these views could be significant in summer.
- 3.63 The importance of views directed along the northwest-southeast axis of this boulevard in appreciating the particular significance these listed terraced and also the wider 19th century planned scheme increases to a degree their sensitivity to further change in heritage terms. Overall however there would be a relatively limited visual effect on the quality or character of the views looking northwest along the great length of this boulevard; also as these views are not fully intact as historic but now characterised in part and in the area of the bridge by the existence of differently designed and scaled later buildings. This is demonstrated by the verified visualisations from viewpoints 29, 30, A10 and A11. The appearance of a new taller building within the background of these views would be as a more distant feature as part of the wider and more mixed urban setting, and would not be so significant a change as to detract from the current visual experience of the enclosing listed terraces from within Westbourne Terrace. Such change would not result in harm to heritage significance overall.

Paddington Station, Praed Street

Heritage Significance (and Setting)

- 3.64 This landmark station complex is listed at Grade I and so is of exceptional historic and architectural interest as a vast 19th century railway terminus, conceived with the intent of providing better connectivity between London and the West of England. The design and scale of the main terminus roof, by Brunel significantly elevates the heritage significance of this complex of infrastructure and buildings. The 20th century additions and alterations also contribute towards its significance as being evidential of the continued increasing demand for the services provided by the station. As detailed within the published List Entry description, the historical associations with various architects, engineers, contractors etc. contributes towards the overall significance of this listed building.
- 3.65 The station is included as part of a distinctive sub-area of the Bayswater Conservation Area, which extends away to the south (and also included the development of St Marys Hospital to the east). Overall the surrounding built form is densely packed and varied in

scale, design and form, with a closer historical relationship with the 19th century development of the streets and squares of Bayswater that were encouraged by the new station. This landmark heritage asset is experienced as a vast complex of buildings which form part of a railway terminus. Due to the central hub location and the nature of the asset, it is experienced as part of a fast paced and bustling environment with a high pedestrian footfall and heavy traffic movement around the buildings. Key views that appreciate the exceptional interest of this listed building include those from within the vast train shed itself, and also externally from the local area of Praed Street / London Street and Eastbourne Terrace in conjunction with the listed Great Western Hotel frontage.

- 3.66 More widely, the setting of this listed railway station is highly dynamic and highly mixed in use and built character; including the larger scale and more modern commercial developments of Paddington Basin and Paddington Central to the north, which do not contribute to its significance. The older residential townscape of Bayswater to the south and Maida Vale to the north stands apart and beyond the dividing line of the railway lines feeding this station. The Site itself is part of this wider urban context. There are no particular links of historical or architectural interest between this historic structure and the Site now legible following the redevelopment of this former railway goods depot / yards for a new office campus. As found today, it is not an element of this heritage asset's setting (or shared views) that makes any positive contribution to the understanding or appreciation of its heritage significance.

Scheme Impacts

- 3.67 The proposed development on Site would result in a change to the wider and highly varied townscape character of the setting of, and also some shared views within the context of, this listed building. However, such change would have a very limited impact on the current appreciation of the particular heritage significance of the station, and would not undermine the understanding or appreciation of its exceptional interest. The new taller building on Site would be seen in the context of the now existing larger scale and more modern developments along the railway lines and canal to the north of the station. And also experienced within the context of the dynamic and bustling use and activity of the station and its surrounding area at this key central London hub. There would be little, if any, effect on key views within the train shed that best appreciate the architectural quality and engineering skill of the creators of this building, and also very limited effects on views externally of the station and its associated listed buildings or elements such as the local landmark Great Western Hotel. Overall the heritage significance of this listed building would not be harmed by such change as part of its wider setting.

Paddington British Rail Maintenance Depot, East & West Blocks, Harrow Road

Heritage Significance (and Setting)

- 3.68 The more than special interest (Grade II*) of this pair or group of listed buildings is invested, largely in their distinctive profile and form, which sit comfortably within the constrained sites, adjacent to the Westway flyover and also the Paddington Canal branch. Heritage significance is also derived from their group value, as part of the postwar development of the British Railways infrastructure. Due to the intelligent design of these buildings, the setting does not detract from their significance, although

conversely their setting only contributes through the close relationship of these structures and the associated railway use. The wider or other parts of the setting of these heritage assets, such as the extended residential townscape or the more modern commercial developments of the basin and Paddington Central do not contribute to an understanding or appreciation of their particular / distinctive engineering and design interest.

- 3.69 Overall, the Site falls within the wider urban context – dynamic and highly varied townscape setting - of this conservation area. There are no particular links of historical or architectural interest between this Modern pair of railway buildings and the Site, which is now part of a modern office campus built over former goods yards. As found today, it is not an element of this heritage asset’s setting (or shared views) that makes any positive contribution to the understanding or appreciation of its heritage significance.

Scheme Impacts

- 3.70 The proposed development on Site would have no effect on the character or appearance of the immediate setting of these listed building that contributes to their related heritage significance. This significance is best appreciated in very localised views within the context of the dominating large scale infrastructure of the Westway and also the nearness to Paddington Station. Any change brought about by a new taller building on Site as part of the wider townscape setting of these listed buildings would not detract from, or otherwise effect, the existing understanding and appreciation of the highly distinctive and powerful architectural form and engineering of these structures within views. This is best demonstrated by the verified visualisation from viewpoint 23.

British Waterway Board Canal Office, Delamere Terrace

Heritage Significance (and Setting)

- 3.71 This listed building is of architectural and historic interest as a former canal office that dates from the early 19th century and the construction of this waterway infrastructure. Historically this building is directly related to the canal and would have functioned together: operating as the toll collection point for the Paddington and Regents branches of the Grand Union Canal. Architecturally this is a simple, Classically derived, two storey building of brick with a pitched roof form, which again reflects its practical use.
- 3.72 The heritage significance of the former canal office is closely related to the canal historically, functionally and also visually, and it is this part of its setting that makes the greatest contribution to the understanding and appreciation of its special interest. The listed building adjoins the towpath to the canal and is set at a lower elevation than surrounding streets (including Delamere Terrace). This is therefore at this lower level and within more contained local views along the waterway and towpaths that the significance of this listed building is best appreciated and also understood. The building has much lesser presence in views from the surrounding streets of Little Venice (Maida Vale Conservation Area) and this near contemporary 19th century residential area, and therefore the relationship in heritage terms with this wider townscape context is more limited by comparison. There is however an attractive and appreciative view of the listed building from the vantage point of the Westbourne Terrace Road Bridge; as seen from the upper level and also in context with the waterway.

- 3.73 The Site itself is located further to the south of this listed building and falls outside the well defined boundary of the Little Venice as a sub-area of the Maida Vale Conservation Area. The east-west line of the upgraded Harrow Road and elevated Westway reinforce that boundary and also provide a degree of separation and screening between this area and the Site. The Site therefore forms part of the dynamic and highly varied wider urban setting beyond this conservation area. There are no links of historical or architectural interest between the listed building and the Site. The Site it is not an element of this heritage asset's setting that makes any positive contribution to its heritage significance.

Scheme Impacts

- 3.74 The proposed development on Site would result in a change to the character and appearance of part of the wider setting of this listed building. This would occur outside the defined conservation area designation that surrounds this building, and also beyond the strong dividing line of the Harrow Road and Westway elevated highway to the south. The ZVI indicates that the new taller building on Site would likely be seen in conjunction with this listed building as part of some wider views looking south from nearby streets, and as part of the skyline and backdrop to existing housing along Delamere Terrace / Warwick Crescent. This is demonstrated by the verified visualisation from viewpoint 19.
- 3.75 However, such change would have a very limited impact on the current understanding or appreciation of the particular heritage significance of this canal-side building, and would not overall result in harm to its special interest. There would be little, if any, effect on key views looking along the towpath or the canal (or from on the neighbouring bridge) within the immediate context of this listed building, due to the lower level and so the built containment of this waterway. The legibility of the key historical relationship between this building and the canal would not be undermined or detracted from to a degree that would result in harm.

Junction House, Blomfield Road

Heritage Significance (and Setting)

- 3.76 This listed building is of architectural and historic interest as a modest canal-side house that dates from the early 19th century and the construction of this waterway infrastructure. Historically this building is directly related to the canal and would have functioned together: likely providing accommodation for a supervisor or other worker involved in the industry / activities of the Regents Canal. Architecturally this is a relatively simple two storey brick building with a parapeted flat roof, and Neo-Classical influences in its detailed design.
- 3.77 The heritage significance of this listed building is closely related to the canal historically, functionally and also visually, and it is this part of its setting that makes the greatest contribution to the understanding and appreciation of its special interest. The listed building adjoins the towpath to the canal and is set at a lower elevation than surrounding streets (including Blomfield Road). It is within the more contained local views along the waterway and towpaths that the significance of this listed building is best appreciated and also understood. The building has much lesser presence in views from the surrounding streets of Little Venice (Maida Vale Conservation Area) and this near contemporary 19th century residential area. There are however appreciative views of the

frontage of this listed building from the vantage points of the Warwick Avenue Bridge (listed building) and also Maida Avenue opposite; as seen from this upper street level.

- 3.78 The Site itself is located further to the south of this listed building and falls outside the well-defined boundary of the Little Venice as a sub-area of the Maida Vale Conservation Area. The east-west line of the upgraded Harrow Road and elevated Westway reinforce that boundary and also provide a degree of separation and screening between this area and the Site. The Site therefore forms part of the dynamic and highly varied wider urban setting beyond this conservation area. There are no links of historical or architectural interest between the listed building and the Site. The Site it is not an element of this heritage asset's setting that makes any positive contribution to its heritage significance.

Scheme Impacts

- 3.79 The proposed development on Site would result in a change to the character and appearance of part of the wider setting of this listed building. This would occur outside the defined conservation area designation that surrounds it, and also beyond the strong dividing line of the Harrow Road and Westway elevated highway to the south. The ZVI indicates that the new taller building on Site would likely be seen in conjunction with this listed building as part of some wider views looking south from nearby streets and on the bridge, and as part of the skyline and backdrop to existing housing on the other side of the Little Venice canal junction at Warwick Crescent. This is demonstrated to some degree by the verified visualisation from viewpoint 20.
- 3.80 However, such change would have a very limited impact on the current understanding or appreciation of the particular heritage significance of this canal-side building, and would not overall result in harm to its special interest. There would be little, if any, effect on key views looking along the towpath, across the canal or from the bridge within the immediate context of this listed building, primarily due to the lower level and so the built containment of this waterway. The legibility of the key historical relationship between this building and the canal would not be undermined or detracted from to any degree that would result in harm to its significance.

Warwick Avenue Bridge

Heritage Significance (and Setting)

- 3.81 This listed structure is a late 19th century road bridge across the Regents Canal, which provides access between adjoining residential areas, and also marks the entrance to this branch of the waterway from the Little Venice junction. It is a single span iron girder bridge with more decorative balustrade and piers to the street. The significance of this listed structure derives principally from its historic association with this earlier 19th century waterway infrastructure, and also is of architectural and engineering / technological interest for this period.
- 3.82 This relationship between road bridge and waterway means that the canal and towpaths are key elements of the setting of this listed building that contribute to the understanding and appreciation of its heritage significance, and within localised shared views. The paired villas and terraces of the wider context of planned streets dating from the mid-19th century also enjoy strong group value with this bridge, and together form part of this distinctive townscape composition. They contribute positively therefore to the heritage significance of this listed building as part of its setting and also as best

appreciated within more local views along connecting streets and the canal. This is all contained within the Maida Vale Conservation Area designation.

- 3.83 The Site itself is located further to the south of this listed structure and falls outside the surrounding Maida Vale Conservation Area. The east-west line of the upgraded Harrow Road and elevated Westway reinforce that boundary and also provide a degree of separation and screening between this area and the Site. The Site therefore forms part of the dynamic and highly varied wider urban setting beyond this conservation area. There are no links of historical or architectural interest between the bridge and the Site. The Site it is not an element of this heritage asset's setting that makes any positive contribution to its heritage significance.

Scheme Impacts

- 3.84 The proposed development on Site would result in a change to the character and appearance of part of the wider setting of this listed bridge. This would occur outside the defined conservation area designation surrounding. The ZVI indicates that the new taller building on Site would likely be seen from a vantage point on the bridge crossing as part of some wider views looking south, and as part of the skyline and backdrop to existing housing on the other side of the Little Venice canal junction at Warwick Crescent.
- 3.85 However, such change would have a very limited impact on the current understanding or appreciation of the particular heritage significance of this historic bridge, and would not overall result in harm to its special interest. There would be little, if any, effect on key views looking along the towpath and canal at lower level, and the strong visual relationship between this bridge and neighbouring streets of 19th century houses would remain. The setting within which this piece of roadway infrastructure is experienced and best appreciated is highly localised. The application scheme would not therefore lead to any undermining or detracting from its heritage significance.

1-6, 7-12, 14-20, 21-26 & The Bridge House PH, Westbourne Terrace Road

Heritage Significance (and Setting)

- 3.86 This well-defined group of listed terraced houses, which are composed as villa pairs, forms the built enclosure and continuation of the axial route of Westbourne Terrace as it crosses the railway lines and turns northwards into Little Venice. These listed buildings are effectively part of the larger and grander planned townscape scheme commenced in the 1840s within Bayswater to the south across the tracks, albeit dating from the 1850s as a slightly later phase and also more modest overall in scale and design. They mark the transition into the Little Venice area with its newer and more Picturesque character focused on the canal junction to the north. These houses are three storeys in height, stucco fronted, and each again follow a Neo-Classical / Italianate architectural style. This group is of architectural and historic interest in illustrating an expanding London in this period, and also the ambition of the middle classes through the design quality of this new Classically inspired residential quarter.
- 3.87 These terraces form a related part of a much larger planned residential townscape of the 19th century both to the north within Little Venice and nearby Bayswater. And it is this part of their setting which contributes most to the understanding and appreciation of their heritage significance, and as seen in local views (both the Maida Vale and

Bayswater Conservation Area designations). However, this contemporary historic townscape does not remain fully intact as found today. Immediately to the east and west former streets of 19th century housing have been redeveloped in the postwar period, and the upgrade of Harrow Road to the south (and the loss of Blomfield Crescent) and also the 1960s elevated Westway has further reinforced the physical and visual division between this residential area and Bayswater to the south of the railway. These later interventions changing these parts of the historic townscape setting do not contribute positively to the heritage significance of these listed terrace, or even detract.

- 3.88 The Site itself is located further to the south of this listed building group and falls outside the surrounding Maida Vale Conservation Area; as part of an existing concentration of larger scale and more modern blocks within the Paddington Central office campus. Again the east-west line of the upgraded Harrow Road and elevated Westway reinforce that boundary and also provide a degree of separation and screening between this area and the Site. The Site therefore forms part of the dynamic and highly varied wider urban setting beyond this conservation area. There are no links of historical or architectural interest between these listed terraces and the Site. The Site it is not an element of this heritage assets' setting that makes any positive contribution to their heritage significance.

Scheme Impacts

- 3.89 The proposed development on Site would result in a change to the character and appearance of part of the setting of this group of listed buildings. This would occur outside the defined conservation area designation and within Paddington Central campus beyond the infrastructure line of the Westway. The ZVI indicates that the new taller building on Site would likely be seen from parts of this street, and as part of the skyline and backdrop to existing housing as seen to the south. However, the alignment of this street north-south and also the enclosure of the terraced villas channels views away from the Site itself. Longer views could also be gained of the east terrace with the new building appearing as part of the wider skyline background to its south in views looking from Westbourne Terrace Road Bridge and Blomfield Road. Within these views the new taller building would be observed alongside the upper parts of already existing large scale and more modern commercial blocks within the Paddington Central campus, but would rise higher and so have greater prominence as a new landmark for the area. It should also be noted however that the further screening or filtering effects of mature street trees within all these views could be marked in the summer season.
- 3.90 Overall there would be a moderate visual effect on the quality or character of views in the immediate context of this group of terraces as a result of the application scheme. Within some longer distance view from within the conservation area and north side of the canal, larger scale and more modern character blocks between the Westway and railway exist as part of the skyline and background and so already establish that distinction between these two very different townscape areas. However, the appearance of an additional and more prominent taller modern building within the background to views would further distract from the visual experience of the listed terrace lining the east side of Westbourne Terrace Road. This is demonstrated by the verified visualisations from viewpoint 19 and 24, where the new taller building rises clearly above the roofline and against the sky. Such a change would cause a relatively minor degree of harm to the understanding and appreciation of the particular

significance of this listed building group: in particular 14-20 and 21-26 Westbourne Terrace Road. Such harm to heritage significance would be 'less than substantial' for the purposes of the Framework, and would fall at the lower end of that scale overall.

2 Warwick Crescent

Heritage Significance (and Setting)

- 3.91 This singular and now rather isolated villa dates from the mid-19th century, and is located at the corner of the main route of Harrow Road and Warwick Crescent. It once formed part of a group of three such villas around the waterspace of the Little Venice junction immediately to the north (now the only remaining). This house is of five storeys in height above the basement or lower ground floor that is set at the lower level of the canal towpath, and was heightened in the postwar period leading to an erosion of the appreciation of its original form and design. It is stucco fronted and conforms to a Neo-Classical / Italianate architectural style. This house forms part of a group with contemporary and similarly designed 19th century housing further to the north. These buildings have architectural and historic interest in illustrating an expanding London in this period, and also the ambition of the middle classes through the design quality of this new Classically inspired residential quarter at Little Venice.
- 3.92 As described, this house forms part of a much larger planned residential townscape of the 19th century within Little Venice (and the Maida Vale Conservation Area) that was built following the completion of the Regents Canal and Grand Union Canal waterway. It is this part of its townscape setting which contributes most to the understanding and appreciation of its heritage significance, and as seen in local views in conjunction with the canal and the other houses to create a picturesque effect. However, this historic townscape is no longer intact, and immediately to the west former 19th century housing has been replaced in the postwar period, and nearby Warwick Gardens remains as the site of two other lost canal-side villas. Immediately to the south the upgraded Harrow Road and 1960s elevated Westway dominates this apart of the close setting, and also further reinforces the edge of the conservation area. From this vantage point the modern railway maintenance buildings under the highway and also the wider panorama of larger scale and similarly modern blocks along the canal basin and at Paddington Central can be seen in close conjunction with this listed building. This is a very different and appreciable townscape character and a part of the wider setting of this listed house that does not contribute positively to its heritage significance.
- 3.93 The Site itself forms part of this more recently redeveloped townscape area to the south of the listed building – Paddington Central office campus, and beyond the strong dividing line of the Westway. The Site therefore forms part of what is a dynamic and highly varied wider urban setting beyond the conservation area boundary. There are no links of historical or architectural interest between this listed house and the Site. The Site is therefore not an element of setting that contributes to its heritage significance.

Scheme Impacts

- 3.94 The proposed development on Site would result in a clear change within part of the setting of this singular listed building. This would occur outside the defined conservation area designation and within Paddington Central campus beyond the separating and part screening line of the Westway to the south. The new taller building on Site would be

seen within local views in context with this listed building, and would also appear as part of the wider skyline and background to longer and wider views of the silhouette of this house from Warwick Avenue across the Little Venice canal junction existing housing as seen to the south. This new building would however be observed as part of the existing established backdrop other larger scale and more modern commercial blocks within Paddington Basin and Central. It should also be noted that the further screening or filtering effects of mature street trees within these views could be significant across the canal in the summer season.

- 3.95 Overall there would be a marked visual effect on the character of views towards the Site out from within this part of the conservation area, and in the local context of this listed building. This is demonstrated by the verified visualisations from viewpoints 20 and 21. This must be considered in the context of the particular significance of this listed building, where the existing visual dominance of larger scale modern buildings to the south (and also the later compromising roof addition to this house) has reduced the sensitivity of the heritage asset to further change within this context and setting in heritage terms. The existing observed distinction or contrast between this 19th century house and the later 20th century infrastructure and townscape immediately to the south would be reinforced by proposed change on Site. However, such change would not further compromise the existing balance of both historic and more modern elements within this setting and these views to such a significant degree that would result in harm to our current understanding or appreciation of the heritage significance of this one listed house. The most important heritage views of this listed building orientated northwards towards from Harrow Road to its street frontages / entrance and against the backdrop of the waterspace of Little Venice and other contemporary and similarly designed villas around the canal would not be affected by the application scheme. Nor would this effect deliberate that area views orientated out from the house itself to enjoy the water.

19-33 & 34-56 Blomfield Road, 1-12 Clifton Villas & 7-31 odds Warwick Avenue

Heritage Significance (and Setting)

- 3.96 This is a large group of mid-19th century villas that are in the most part arranged as pairs, either spaces or joined as terraces. These house have a close historic and architectural connection, enjoy group value and also form part of a larger planned townscape composition of picturesque effect within the local area of Little Venice. This group includes housing deliberately addressing the street along the north side of the Grand Union and Regents Canal (also the Little Venice junction in between) (Blomfield Road) and also other contemporary and similarly designed villas along Clifton Villas and the south side of Warwick Avenue that complete and urban block. These houses are predominantly three storeys in height, stucco fronted and also each conforms to a Neo-Classical / Italianate architectural style (albeit include some variations with a more Picturesque composition). Again, these houses forms part of wider townscape scheme, and all have architectural and historic interest in illustrating an expanding London in this period, and also the ambition of the middle classes through the design quality of this new Classically inspired residential quarter at Little Venice.
- 3.97 These listed houses are integral to the larger planned and Neo-Classical residential townscape of the 19th century within Little Venice (and the Maida Vale Conservation

Area) that was built following the completion of the Regents Canal and Grand Union Canal waterway. It is this part of its townscape setting which contributes most to the understanding and appreciation of its heritage significance, and as seen in local views in conjunction with the canal and the other houses to create a picturesque effect.

- 3.98 The Site itself forms part of a more recently redeveloped townscape area further to the south of the canal, conservation area boundary, and beyond the strong dividing line of the postwar upgraded Harrow Road and elevation Westway. The Site therefore forms part of what is a very different and more dynamic and highly varied wider urban setting beyond this line, which does not contribute to heritage significance as part of the wider setting of this listed building group. There are no links of historical or architectural interest between these listed buildings and the Site, and it is not an element of setting that contributes to their heritage significance.

Scheme Impacts

- 3.99 The proposed development on Site would result in a clear change to the character and appearance of part of the wider setting of this group of listed buildings. This would occur outside the defined conservation area designation and within Paddington Central campus beyond the shared infrastructure line of Harrow Road / Westway. The ZVI indicates that the new taller building on Site would likely be seen from locations along Blomfield Road as it faces southwards across the canal and also from the south end of Warwick Avenue in the context of this shared urban block of 19th century villas. From Blomfield Road, wider and longer views look out and away from these listed buildings across the waterspace, which these house were originally oriented to enjoy. The Site is beyond and the new taller building would be seen on the skyline, within the context of other larger scale and more modern commercial blocks with the Paddington Central and Basin developments beyond the Westway, and as part of this backdrop / above the roofline to existing replacement postwar housing along the south side of the canal junction. This is demonstrated by the verified visualisations from viewpoints 18, 19 and 20. It should be noted however that the screening or filtering effects of mature street trees along the edges of the waterspace within these views could also be marked in the summer season. Inter-visibility with Blomfield Road and the canal-side villas continuing to the north of Warwick Avenue and bridge becomes further reduced as a result of increased distance from the Site, local topography and also the screening effects of built form, street orientation and mature trees.
- 3.100 To the north of the Little Venice canal junction and within the context of the other parts of this urban block, there would likely be more limited visibility of the new taller building on Site from within the close context of the houses along Clifton Villas and also from within the south part of Warwick Avenue before the canal bridge. There is a greater degree of built enclosure here within the townscape and both streets are directed or channelled either to the south west or south east away from the Site itself. Overall there would be relatively limited visual effect on the quality or character of views in the context of these other terraces of villas as part of the larger group as a result of the application scheme. There could still be some glimpses of the upper parts of the new taller building on Site within longer distance view from deeper within the conservation area, and from the wider space of Warwick Avenue for example. It is demonstrated by the verified visualisation from viewpoint 15 that new built form could appear in this

particular views and in small part as an element on the skyline above rooflines, but here screened by street trees in summer.

- 3.101 It is accepted that new views of the proposed scheme on Site would further reinforce the existing distinction between the two very different townscape areas of Little Venice to the north of the Westway and the larger scale and more modern character of commercial blocks to the south of this line. Many other and more important views of the principal street frontages of these listed villas would not be affected by the proposed development where they are orientated away from the Site or otherwise more constrained by the street pattern and built form surrounding. However, where seen, the appearance of an additional and more prominent taller modern building within the background to views from or within the context of the listed buildings around the shared waterspace would further distract from the visual experience of these heritage assets. Also further shift the visual balance towards the emerging contemporary townscape character of Paddington Central and away from the picturesque 19th century residential townscape of Little Venice. Such a change would cause a minor degree of harm to the understanding and appreciation of the significance of parts of this listed building group; in particular 34-45 Blomfield Road. Such harm to heritage significance would be 'less than substantial' for the purposes of the Framework, and would fall at the lower end of that scale for this part of the group.

1-5 & Warwick Castle PH, Warwick Place

Heritage Significance (and Setting)

- 3.102 This defined listed building group comprises a terraced row of contemporary and similarly designed houses facing Warwick Place, and also including a public house as part of this composition. This is a secondary street within the larger urban block defined by Blomfield Road, Clifton Villas and part of Warwick Avenue, and accordingly these buildings are more modest in scale and also detailed design relative to these other villas. These terraces also dates from the mid-19th century, rises up to three storeys in height and have stuccoed frontages to an Italianate style. This group is a representative example of this building type and style of architectural interest, and also has historic interest in illustrating an expanding and increasingly prosperous London in this period. This terrace has strong group value and also forms part of a larger planned townscape scheme within this part of Maida Vale Conservation Area (Little Venice sub-area). It is this wider 19th century and similarly Classically inspired townscape that contributes positively to the significance of this listed building as part of its setting.
- 3.103 The Site itself forms part of a more recently redeveloped townscape area further to the south of the canal, conservation area boundary, and beyond the strong dividing line of the postwar upgraded Harrow Road and elevation Westway. The Site therefore forms part of what is a very different and more dynamic and highly varied wider urban setting beyond this line, which does not contribute to heritage significance as part of the wider setting of this listed building group. There are no links of historical or architectural interest between these listed buildings and the Site, and it is not an element of setting that contributes to their heritage significance.

Scheme Impacts

3.104 The proposed development on Site and at Paddington Central of a new taller building would result in change within the wider townscape setting of this group of listed buildings. The ZVI indicates that inter-visibility between this street and the Site is likely to be very limited by the screening effects of intervening built form / vegetation. Overall there would be relatively little visual effect on the quality or character of key views within the street scene that appreciates the principal frontage of this terrace; where such views are directed northwards and away from the Site. Overall, the change brought about by the application scheme would not detract from our understanding or appreciation of the heritage significance of this listed building terrace.

20-42 evens Warwick Avenue

Heritage Significance (and Setting)

3.105 This is a group of mid-19th century villas that are arranged as pairs along the northeast side of this part of Warwick Avenue. These houses have a close historic and architectural connection, enjoy group value and also form part of a larger planned townscape composition of picturesque effect within the local area of Little Venice, such as the other villas along Blomfield Road and Clifton Villas nearby (albeit varied in detailed design). These houses are three storeys in height, stucco fronted and also each conforms to a Neo-Classical / Italianate architectural style. Again, these houses forms part of a wider townscape scheme, and all have architectural and historic interest in illustrating an expanding London in this period, and also the ambition of the middle classes through the design quality of this new Classically inspired residential quarter at Little Venice. It is the related wider residential townscape of the 19th century within Little Venice (and the Maida Vale Conservation Area) which contributes most to the understanding and appreciation of the heritage significance of these houses as part of their settings.

3.106 The Site itself forms part of a more recently redeveloped townscape area further to the south of the canal, conservation area boundary, and beyond the strong dividing line of the postwar upgraded Harrow Road and elevation Westway. The Site therefore forms part of what is a very different and more dynamic and highly varied wider urban setting beyond this line, which does not contribute to heritage significance as part of the wider setting of this listed building group. There are no links of historical or architectural interest between these listed buildings and the Site, and it is not an element of setting that contributes to their heritage significance.

Scheme Impacts

3.107 The proposed development on Site would result in a change to the character and appearance of part of the wider setting of this group of listed buildings. This would occur outside the defined conservation area designation and within Paddington Central campus beyond the shared infrastructure line of Harrow Road / Westway. The ZVI indicates that there would likely be visibility of the new taller building on Site from within this south part of Warwick Avenue within the local context of these houses. There is a relatively high degree of built enclosure along this street, which is supplemented by the mature trees along this street and its central area. Views are generally channelled either to the north west or south east along this wide avenue and away from the Site location. Overall there would be relatively limited visual effect on the quality or character of views in the context of these houses as a result of the application scheme. Glimpses of the

upper parts of the new taller building on Site would appear within some longer distance views on the skyline and above rooflines of these opposing villas on the south side of this avenue, whereas key views of the consistent line and frontages of the listed buildings at 20-42 would not be so affected. This is demonstrated by the verified visualisation from viewpoints 15. Overall, the change brought about by the application scheme would not detract from our current understanding or appreciation of the heritage significance of this particular listed building group.

33-63 odds Warwick Avenue

Heritage Significance (and Setting)

- 3.108 This defined listed building group is comprised of a contemporary and grandly composed central terraced row and at each end and corner a further pair of houses; all facing Warwick Avenue on its south west side. The terrace and also its villa pairs date from the mid-19th century, rise up to four storeys in height and have stuccoed frontages. All houses share a Neo-Classical or Italianate design, albeit with differently expressed curved bays to each of the end villas. This group stands as a representative example of this building type and style of architectural interest, and also have historic interest in illustrating an expanding and increasingly prosperous London in this period. This terrace and its villas have strong group value and also form part of a larger planned scheme within this part of Maida Vale Conservation Area. Historically and architecturally they form part of this wider townscape of contemporary streets and squares of terraces and villas within the northern part of Little Venice. It is this 19th century and similarly Classically inspired townscape that contributes positively to the significance of these listed buildings as part of their setting.
- 3.109 The Site itself is relatively distant and forms part of the much wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings. There are no links of historical or architectural interest between this group and the Site, and the physical presence of the canal and Harrow Road / Westway provides a high degree of separation between these sites. As found today, the Site is not an element of this heritage assets' setting that makes any positive contribution to its heritage significance.

Scheme Impacts

- 3.110 The proposed development on Site and at Paddington Central of a new taller building would result in change within the wider townscape setting of this group of listed buildings. The ZVI indicates that inter-visibility between this group and the Site is likely to be more highly constrained by distance and the screening effects of intervening built form / vegetation. However, the new building could appear as part of the more distant skyline in longer views looking out from the south end of the group and at the more open street junction of Clifton Gardens / Villas. Overall there would be relatively little visual effect on the quality or character of key views within the street scene that appreciates the principal frontages of this historic terrace and its end villas; where such views of primarily orientated away from the Site location. Overall, the change brought about by the application scheme would not detract from our current understanding or appreciation of the heritage significance of this group.

1-49 & 2-36 Warrington Crescent

Heritage Significance (and Setting)

- 3.111 This defined listed building group is comprised of two contemporary and grandly composed terraces that face each other across the curving street of Warrington Crescent. This group also includes 2 Warrington Crescent (as part of the Colonnade Hotel and Warrington Lodge) as a closely located and near contemporary corner block (former villa pair) marking the south entrance to this crescent. The terrace (and one villa pair) date from the mid-19th century, rise up to four storeys in height and have stuccoed frontages. All houses / buildings share a Neo-Classical or Italianate design. This group stands as a representative example of this building type and style of architectural interest, and also have historic interest in illustrating an expanding and increasingly prosperous London in this period. This terrace and villa pair has strong group value and also forms part of a larger planned scheme within this part of Maida Vale Conservation Area. Historically and architecturally they form part of this wider townscape of contemporary and similarly Classically inspired streets of terraces and villas, which all contributes positively to the significance of these listed buildings as part of their setting.
- 3.112 The Site itself is relatively distant and forms part of the much wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings. There are no links of historical or architectural interest between this group and the Site, and the physical presence of the canal through nearby Little Venice and also the Harrow Road / elevated Westway provides a high degree of separation between these sites. As found today, the Site is not an element of this heritage assets' setting that makes any positive contribution to this group's heritage significance.

Scheme Impacts

- 3.113 The proposed development on Site and at Paddington Central of a new taller building would result in change within the wider townscape setting of this group of listed buildings. The ZVI indicates that there would inter-visibility between this group and the new building on Site, albeit located towards the south end of the crescent only (where the street orientation / built form and openness of the junction with Warrington Gardens allows). The new building could appear as part of the more distant skyline in longer views looking out from the south end of the group; providing a new backdrop to the existing feature of the modernist spire of St Saviours Church on Warwick Avenue (unlisted) in the middle ground and parts of the larger scale and more modern buildings already glimpsed above the roofline of Little Venice to the far background.
- 3.114 Overall there would be relatively limited visual effect on the quality or character of key views within the street scene that appreciates the principal frontages of this historic terrace, although the deliberate curve of the street does align southwards to the Site location to enable / channel these longer views of the far skyline. This is demonstrated by the verified visualisation from viewpoint 14. Overall, the change brought about by the application scheme would not detract from our current understanding or appreciation of the heritage significance of this listed building group and pair of terraces to such a degree that would result in harm.

1-20 Randolph Road

Heritage Significance (and Setting)

- 3.115 This defined listed building group is comprised of contemporary and similarly designed pairs of villas arranged along both sides of this street facing each other, and so providing a well enclosed and consistent townscape. These villas date from the mid-19th century, rise up to three storeys in height and each have stuccoed frontages, all to a Neo-Classical / Italianate style. This close group stands as a representative example of this building type and style of architectural interest, and also have historic interest in illustrating an expanding and increasingly prosperous London in this period. This terrace and its villas have strong group value and also form part of a larger planned townscape scheme within this part of Maida Vale Conservation Area. It is this 19th century and similarly Classically inspired townscape that contributes positively to the significance of these listed buildings as part of their settings.
- 3.116 The Site itself is relatively distant and forms part of the much wider urban context – dynamic and highly varied townscape setting - of this group of listed buildings. There are no links of historical or architectural interest between this group and the Site, and the physical presence of the canal and Harrow Road / Westway provides a high degree of separation between these sites. As found today, the Site is not an element of this heritage assets' setting that makes any positive contribution to their heritage significance.

Scheme Impacts

- 3.117 The proposed development on Site and at Paddington Central of a new taller building would result in change within the wider townscape setting of this group of listed buildings. The ZVI indicates that inter-visibility between this street / group and the Site is likely to be very limited by the screening effects of intervening built form / vegetation. Overall there would be relatively little, if any, visual effect on the quality or character of key views within the street scene that appreciates the principal frontages of these villas; where such views of primarily channelled northwest and southeast along the street and away from the Site location. Overall, the change brought about by the application scheme would not detract from our understanding or appreciation of the heritage significance of this listed building group.

22-23, 24-31 Maida Avenue, 1-6, 12-19 Park Place Villas, 2-20 Howley Place & 2-16 evens Warwick Avenue

Heritage Significance (and Setting)

- 3.118 This is another large group of mid-19th century villas that are in the most part arranged as pairs. These houses have a close historic and architectural connection, enjoy group value and also form part of a larger planned townscape composition of picturesque effect within the local area of Little Venice. This group includes housing addressing the street along waterside and the south side of the Regents Canal and the north east side of the Little Venice junction, which forms a composition with comparable houses along nearby Blomfield Road. There are also other contemporary and similarly designed villas along Park Place Villas and Howley Place that complete and urban block. These houses are between two and three storeys in height, predominantly stucco fronted and also each conforms to a Neo-Classical / Italianate architectural style. Again, these houses forms part of wider townscape scheme, and all have architectural and historic interest

in illustrating an expanding London in this period, and also the ambition of the middle classes through the design quality of this new Classically inspired residential quarter at Little Venice (Maida Vale Conservation Area). It is this historic townscape setting which contributes most to the understanding and appreciation of the heritage significance of these listed buildings, and where seen in local views in conjunction with the canal creates a picturesque effect.

- 3.119 The Site itself forms part of a more recently redeveloped townscape area further to the south of the canal, conservation area boundary, and beyond the strong dividing line of the postwar upgraded Harrow Road and elevated Westway. The Site therefore forms part of what is a very different and more dynamic and highly varied wider urban setting beyond this line, which does not contribute to heritage significance as part of the wider setting of this listed building group. There are no links of historical or architectural interest between these listed buildings and the Site, and it is not an element of setting that contributes to their heritage significance.

Scheme Impacts

- 3.120 The proposed development on Site would result in a change to the character and appearance of part of the wider setting of this group of listed buildings. This would occur outside the defined conservation area designation and within Paddington Central campus beyond the dividing lines of Harrow Road and the Westway. The ZVI indicates that the new taller building on Site would likely be seen from locations along Warwick Avenue as it faces south-westwards across the Little Venice junction of the canals, and in the local context of these 19th century villas that are themselves orientated in this direction to enjoy the water. The new taller and more prominent building would be seen on the skyline beyond this water, within the context / backdrop of other larger scale and more modern commercial blocks with the already seen Paddington Central and Basin developments. It should be noted however that the screening or filtering effects of mature street trees along the edges of the waterspace within these views could also be marked in the summer season.
- 3.121 Inter-visibility with Maida Avenue and Park Place Villas is shown by the ZVI to become further reduced as a result of increased distance from the Site, local topography and also the screening effects of built form, street orientation and also mature trees. Howley Place along the southeast side of this urban block is orientated southwest-northeast and so enables views from this street along this line towards the Site beyond the Westway. However, such views are again part characterised by the background of more modern development and larger scale blocks around Paddington Central, and would not be seen directly as part of the backdrop to the principal southeast facing frontages of these listed villas that only remain on this one side of the street.
- 3.122 It is accepted that new views of the proposed scheme on Site would further reinforce the existing distinction between the two very different townscape areas of Little Venice to the north of the Westway and the larger scale and more modern character of commercial blocks to the south of this line. Many other and more important views of the principal street frontages of these listed villas would not be affected by the proposed development where they are orientated away from the Site or otherwise more constrained by the street pattern and built form surrounding. However, where seen, the appearance of an additional and more prominent taller modern building within the

background to views from or within the context of these listed buildings would further distract from the visual experience of these heritage assets, and further shift the visual balance towards the emerging contemporary townscape character of Paddington Central and away from the picturesque 19th century residential townscape of Little Venice. This is demonstrated by the verified visualisations from viewpoints 20 and 21. Overall such a change would cause a minor degree of harm to the understanding and appreciation of the significance of parts of this listed building group; in particular 2-16 Warwick Avenue. Such harm to heritage significance would be 'less than substantial' for the purposes of the Framework, and would fall at the lowest end of that scale overall.

Catholic Apostolic Church and Church House, Maida Avenue

Heritage Significance (and Setting)

3.123 This listed church is of exceptional interest (Grade I) and an attractive and intelligent example of Victorian Gothic architecture, designed by one of the leaders in the English Gothic Revival movement in ecclesiastical design. The building displays a strong emphasis on vertical massing and on the gradual build-up of features to a central point of focus. The use of materials provides added layering and a dimensional texture to the external elevations from all angles. The association with the noted architect J L Pearson and the group value with the neighbouring church house further elevates the interest of the listed building.

3.124 The heritage asset is experienced as part of an attractive and high quality 19th century streetscape of principally residential properties, in what is a coherent and cohesive London suburb. The location of the road, adjacent to the Regents Canal provides form more open views towards the church and its north-facing frontage and roofscape, which are made more prominent by the distinct red brick within an otherwise stucco and brick street scene. The tranquillity of the waterside location, enhanced by the presence of filtering mature street trees provides a high quality setting for the listed building, which contributes towards its significance.

3.125 The Site itself is some distance from this church and falls within the much wider urban context – dynamic and highly varied townscape setting - of this listed building and its surrounding conservation area (Maida Vale). There are no links of historical or architectural interest between this building and the Site. As found today, it is not an element of this heritage asset's setting, or any shared views that makes any positive contribution to its heritage significance.

Scheme Impacts

3.126 The proposed development would result in a change to the townscape character of the wider or extended setting of this listed church. The ZVI indicates that there would be relatively limited inter-visibility with the Site and the local area of the church. Overall there would be little, if any, effect on longer distance views shared with this listed building, as a result of the screening effects of intervening street patterns, built form and also vegetation. The local landmark status of this building on the canal-side would not be undermined in any way by the proposed change on Site, and key views orientated to the southeast and to its street frontage (west end) would be directed away from the Site location. In addition, the surviving historic interior plan form and design, which is a further key element that contributes positively to its significance as a church, would be

unaffected. The proposed development would not result in any harm to the understanding or appreciation of its particular heritage significance as a listed building.

Church of St Mary Magdalene, Rowington Close

Heritage Significance (and Setting)

3.127 This listed church dates from the 1860s (with later additions) and is of exceptional interest (Grade I) and an important example of Victorian Gothic architecture, which is also attributed to the noted church architects G E Street. The building is noted in the published List Entry as having an unusual plan, largely as a result of its particular location and orientation, and is characterised by a needle-like southeast tower and steeple that is a particular landmark in views within the local area and along the nearby canal. The architect uses his familiar red brick with stone banding to add to the effect of the impressive massing and quality of the architectural design.

3.128 This heritage asset is experienced within a townscape context very altered from that as originally built. Postwar redevelopment of the surrounding area has swept away former surrounding 19th century terraced housing and replaced this with larger scale residential buildings; either terraced blocks or point blocks as part of new estates. The church remains adjacent to the Grand Union Canal and this plus more modern created local green spaces provide for more open views towards the church from the east. It remains a key landmark within this area. Although its local setting is largely part of a later 20th century redevelopment, which does not contribute to its heritage significance, the church has been included within an extended branch of the Maida Vale Conservation Area that links it back to the more intact and older residential townscape across the water.

3.129 The Site itself is some distance from this church and falls within the much wider urban context – dynamic and highly varied townscape setting. There are no links of historical or architectural interest between this listed building and the Site. As found today, it is not an element of this heritage asset’s setting, or any shared views, that make any positive contribution to its heritage significance.

Scheme Impacts

3.130 The proposed development would result in a change to the townscape character of the much more extended setting of this listed church. The ZVI indicates that there would be some inter-visibility with the Site and the local area of the church, in particular from the open green space to the east end (Rowington Close). Overall there would be little effect on other longer distance views shared with this listed building, as a result of the screening effects of distance, intervening street patterns and built form. Where seen in some views from the church environs on the distant skyline to the southeast, the new building on Site would appear as one element as part of the diverse urban context of this highly evolved part of the city. This is demonstrated by the verified visualisation from viewpoint 16. Such change would not detract from the local landmark status of this building, and would also not affect at all the more important local views looking back west towards the distinctive tower and apse. In addition, the historic interior plan form and design, which is a further key element that contributes positively to its significance as a church, would be unaffected. Overall the proposed development would not result in harm to the heritage significance of this listed building.

Church of St Mary, Paddington Green

Heritage Significance (and Setting)

- 3.131 This listed church is recognised as being of more than special architectural and historic interest (Grade II*). It was first constructed in 1788-91 by architect John Plaw and was altered in the 19th century and then restored in 1972 by Raymond Erith. The building is constructed in yellow / brown stock brick with ashlar dressings under a slate roof. The building is an original Classically derived composition with a Doric portico and columns with pediment to the gable end. It is a robust, attractive and well-proportioned ecclesiastic building with a high degree of surviving historic features, both internally and externally. The architectural interest is further elevated by the surrounding monuments and structures within the churchyard, some of which are listed in their own right. Its significance is also elevated by its central location on Paddington Green; as a focal point of the late 18th and 19th century development of this local area. The historic interest of the building is derived principally from its connections to noted past and more recent architects, and its use of communal value as a parish church.
- 3.132 The setting of the church within Paddington Green creates a picturesque and informal backdrop to the building, which contributes to its significance. The building appears isolated and enclosed, and as a result of the surrounding mature trees and boundary railings is relatively inward looking and separated from the wider public realm. As a result it does not form a particularly strong focal point within the townscape, despite it being a building of high quality and distinctive design. The elevated Westway provided a strong edge and barrier to the south side of Paddington Green and the churchyard, and beyond this line the larger scale and more modern commercial developments of Paddington Basin can be appreciated, all as part of a wider setting characterised by a mix of historic and also postwar residential blocks on this side of the road.
- 3.133 The Site falls within the wider urban context – dynamic and highly varied townscape setting - of this church and the Paddington Green Conservation Area. There are no particular links of historical or architectural interest between this building and the Site. As found today, it is not an element of this heritage asset's setting (or any shared views) that contributes positively to the understanding or appreciation of its heritage significance.

Scheme Impacts

- 3.134 The proposed development would result in a change to the townscape character of the much more extended setting of this listed church. The ZVI indicates that there would be relatively limited inter-visibility with the Site and new building, which would be further constrained by the presence of mature trees within the churchyard and surrounding this church. Overall there would be little, if any, effect on the quality or character of longer distance views shared with this listed building, principally as a result of the screening effects of distance, intervening modern infrastructure and built form. This is demonstrated by the verified visualisation from viewpoint A13. Key views orientated towards the church itself and from within the surrounding green and local streets would not be affected by the application scheme. In addition, the historic interior plan form and design, which is a further key element that contributes positively to its significance as a church, would be unaffected. Overall the proposed development would not result in harm to the heritage significance of this listed building.

Conservation Areas

Maida Vale

Heritage Significance (and Setting)

- 3.135 The Maida Vale Conservation Area's character is defined, in part by the Grand Union Canal and Regent's Canal towards the southern edge, which determined the layout of the roads immediately adjacent to the waterways (Little Venice sub-area). The earlier phases of development mainly consist of avenues and crescents with secondary streets infilling between them. Development up to 1860s is principally brick and stuccoed villas and later development is predominantly made up of red brick mansion blocks. The tree lined streets give the area a leafy character which is further enhanced by the private amenity spaces with greenery and natural landscaping. The area is principally defined by its residential use.
- 3.136 The conservation area is experienced within a densely developed townscape setting. The remaining complementary townscape of the adjoining Paddington Green Conservation Area amplifies the significance of the heritage asset, however the surrounding more mixed and multi-phase built form, which forms its wider setting does not contribute towards the significance of this conservation area. The large scale modern infrastructure of the elevated Westway provides a particularly strong physical, and also to some degree visual, divide between this conservation area and the hub around Paddington Station and its basin to the south. The larger scale and more modern buildings and infrastructure to the south are not elements of setting that contribute positively to heritage significance but detracts.
- 3.137 The Site itself falls within this wider urban context that is dynamic and highly varied in terms of its townscape character beyond the clear boundaries of this conservation area. There are no particular links of historical or architectural interest between these two areas / sites. As found today, it is not an element of this area based heritage asset's setting (or shared views) that makes any positive contribution its heritage significance.

Scheme Impacts

- 3.138 The Site forms only a very small part of the wider townscape setting of this large conservation area designation. The proposed development of a new taller building on Site would therefore have an indirect impact on this heritage asset through change to the character and appearance of part of its setting and some shared views out. The ZVI indicates that the new building on Site would likely be observable from a relatively limited part of the conservation area as a whole, and primarily focused to viewing places within the southernmost part of the area that is the Little Venice sub-area and across the canals and their junction.
- 3.139 The Site is part of the Paddington Central campus that is clearly divided from the boundary of the conservation area by the shared infrastructure line of Harrow Road / Westway. A cohesive townscape of 19th century stuccoed villas face towards the canal junction as a distinctive feature or focus of the Little Venice sub-area; enjoy views of the waterspace and also provide a picturesque built edge or frame. Views southwards across the water within the context of these particular listed buildings – from the canal-side Blomfield Road and the south-eastern end of Warwick Avenue – would observe a new and prominent taller building on the skyline above other residential buildings in the

middleground and within the context of other larger scale and more modern commercial blocks within the Paddington Central and Basin developments beyond the Westway. It should also be noted again that the screening or filtering effects of mature street trees along the edges of the waterspace within these views could also be marked in the summer season. This is demonstrated by the sequence of verified visualisations from viewpoints 15, 18, 19, 20, 21 and 24.

3.140 It is also recognised that the new taller building would also be observable within some particular views further to the north and within the townscape area away from the waterspace, and where street alignments and spacing allow. For example, the verified visualisation from viewpoint 14 indicates that the new building on Site would appear as part of the more distant skyline in longer views looking out from the south end of Warrington Crescent. The silhouette of the modernist spire of the unlisted St Saviours Church against the sky is characteristic feature and local landmark of this part of the conservation area. The new building would appear directly behind and so diminish the prominence of this spire in this particular view, albeit itself alongside a background of lower but otherwise large scale modern buildings already seen at Paddington Central.

3.141 These changing views would serve to further reinforce the existing distinction between the two very different townscape areas of Maida Vale (and in particular the Little Venice sub-area) to the north of the Westway and the larger scale and more modern character of commercial blocks to the south of this line and towards the city hub of Paddington station. However, where seen from within particular parts of the conservation area, the appearance of an additional and prominently taller modern building within the background would further distract from the visual experience of Little Venice and its picturesque composition of built form, greenery and waterscape. This would be a further shift of the visual balance towards the emerging contemporary built character of Paddington Central and away from that historic and still intact parts of this townscape. Such a change and indirect effect would cause a minor degree of harm to the understanding and appreciation of the significance of this conservation area as a whole; again focused to inter-visibility within the southern part of a larger designated area. Such harm to heritage significance in this context would be 'less than substantial' for the purposes of the Framework, and would fall at the lower end of that scale overall.

Paddington Green

Heritage Significance (and Setting)

3.142 Paddington Green forms the remaining element of a historic isolated village green, which is located within a now dense and varied urban townscape setting. The green itself has become a fragmented remnant of its former extent, as a result of the changes to the surrounding built form. The conservation area is bounded by the Westway immediately to its south and by Edgware Road to its east; both busy main roads and infrastructure elements through this part of the city. The area demonstrates a mix of architectural characteristics with the built form providing a visual reference for the historical development of the area. Traditional materials of mainly brick prevail and the scale of the buildings within the area consistently ranges between three and four storeys.

3.143 Again, this conservation area is set within dynamic and dense urban surroundings of highly varied townscape character. The Westway, which runs east-west, dissects through

the Paddington area and truncates the southern edge of the green. This large piece of postwar infrastructure; with the associated changes in level, noise and activity, forms a physical and visual barrier at this point of the conservation and is of a distinctly different character, which conflicts with the former village green appearance of this part of the conservation area. The taller or larger scale modern buildings located to the south of the Westway are also visible from the green. This highly changed and varied context is significantly different from the remaining 18th and 19th townscape that typifies the conservation area itself, and therefore is a setting that does not contribute positively to heritage significance but detracts.

- 3.144 The Site falls within this wider urban context – dynamic and highly varied townscape setting - of the conservation area. There are no particular links of historical or architectural interest between these two areas / sites. As found today, it is not an element of that heritage asset’s setting (or any shared views) that makes any positive contribution to the understanding or appreciation of its significance.

Scheme Impacts

- 3.145 The proposed development would result in a change to the townscape character of the wider setting of this conservation area focused around the remnant Paddington Green. The ZVI indicates that there would be relatively limited inter-visibility with the new building on Site and the area / streets around the green, which would be further constrained by the presence of mature trees within the central churchyard and wider space. Overall there would be little, if any, effect on the quality or character of longer distance views shared with this conservation area, principally as a result of the screening effects of distance, intervening infrastructure and built form. Overall the proposed development would not result in any harm to the heritage significance of this designated area.

Bayswater

Heritage Significance (and Setting)

- 3.146 Bayswater Conservation Area is predominantly residential, with the prevailing streets and squares of 19th century housing of a consistent scale of development and density. Mews are also part of the character of the area as they offer a contrast in scale and a quiet haven from the bustle of the surrounding busy roads that define the framework of this larger townscape scheme. Although the areas of Tyburnia and Bayswater were developed over a number of decades in the 19th century, and on the estates of different landowners with different development partners, overall and where intact the conservation area has a coherent and generally harmonious architectural character. This character is derived from the formal planned layout of streets and squares, lined with groups of brick and stucco fronted terraces, in Neo-Classical or Italianate architectural styles. The speculative nature of the development is revealed in the more subtle variations in the architecture of the 19th century terraces and villas, within the common themes of classical proportions, features and detailing and a limited palette of building materials.

- 3.147 There is a close relationship historically and architecturally between this conservation area and the adjoining Westbourne Conservation Area to the west and south; both form part of the 19th century residential expansion and rapid development of this area. This is

part of the setting of this conservation area that contributes positively to its heritage significance. Queensway Conservation Area (also adjoining) differs from this shared townscape character with a much greater mix of uses and built form, and so does not contribute to its significance through setting to the same degree. The adjoining singular Hallfield Conservation Area is distinctly different again, even contrasting in character, as a postwar residential estate, and does not contribute to the particular significance of Bayswater. This conservation area has itself been more recently extended to include the area of the Paddington Station complex and St Marys Hospital to its south east. This acts as a defined 'sub-area' of this designated area, which in overall character of use and appearance, and also development historically, feels very different to prevailing 19th century residential terraces of Bayswater.

- 3.148 The Site itself also falls within the wider setting and also a more mixed urban context of the Bayswater Conservation Area, and is located to the north across the strong dividing line of intertwined infrastructure that runs east-west along the conservation area boundary; including the canal and basin, railway lines and part elevated roadways. The Site is part of a quite different townscape area that feeds on the use and activity of the city hub at Paddington Station and is characterised by larger scale and more modern commercial-led blocks within the still emerging Paddington Central and Paddington Basin development areas all sandwiched between the various infrastructure lines. This new townscape area is a feature of established views and the skyline looking northwards out from the conservation area; where the alignment and or openness of streets and squares allows. There are no particular links of historical or architectural interest between this conservation area and the Site itself, and the former of this campus as the goods station and yards to Paddington Station is no longer readily appreciable. The Site is not an element of this heritage asset's setting that makes any positive contribution to its significance.

Scheme Impacts

- 3.149 The Site forms only a very small part of the wider townscape setting of this large conservation area designation. The proposed development of a new taller building on Site would therefore have an indirect impact on this heritage asset through change to the character and appearance of part of its setting and some shared views out to the north. The ZVI indicates that the new building on Site would likely be observable from a relatively limited part of the conservation area as a whole, and primarily focused to viewing places along the length of the wider boulevard of Westbourne Terrace that is orientated north-westwards to the Site, some parallel streets to this axis, and also seen from part of a number of other streets and garden squares within the northern part of this designated area.
- 3.150 The Site is part of the Paddington Central campus that is clearly divided from the boundary of the conservation area by the railway lines into Paddington Station to its west, or the line and redevelopment of Paddington Basin to its east. The station complex itself and also the larger modern blocks along Eastbourne Terrace (omitted from the conservation area) also indicate the northern edge of this conservation area and start to introduce new building forms that break away from the prevailing townscape character of 19th century domestic terraces deeper within the heart of this designated area. The grid-like street pattern and the orientation of its layout tends to channel views within and out from the conservation area, and together with the larger scale of development

now established along the northern edge of this area, this constrains the number and extent of views from within Bayswater towards the Site. Where seen, the application scheme would introduce a new taller building on the skyline within the context of other large scale and more modern commercial blocks within the Paddington Central and Basin developments beyond the railway and or station. It should be noted however that in summer the screening or filtering effects of mature street trees could have a marked effect on the penetration / openness of these views. This visual experience is demonstrated variously by the verified visualisations from viewpoints 28, 29, 30, 31, (32), A10 and A11.

- 3.151 These changing views would serve to further reinforce the existing distinction between the two very different townscape areas of 19th century residential Bayswater to the south and the larger scale and more modern character of blocks along the railway / canal line and focused around the city hub of Paddington Station. However, where the new taller building could be seen from within parts of this conservation area, the appearance of an additional and more prominent modern structure within the background would further distract to a degree from the visual experience of Victorian Bayswater. This would be a further shift of the visual balance towards the emerging contemporary built character of Paddington Central and away from that historic and still intact parts of this townscape. Such a change and indirect effect would cause a very minor degree of harm to the understanding and appreciation of the significance of this conservation area as a whole; again focused to inter-visibility within only a limited northern part, or also along the alignment of the key route of Westbourne Terrace. Such harm to heritage significance in this context would be 'less than substantial' for the purposes of the Framework, and would fall at the lowest end of that scale overall.

Hallfield Estate

Heritage Significance (and Setting)

- 3.152 The character of the modestly sized Hallfield Estate Conservation Area is marked by the contrasting style to the surrounding Victorian townscape in terms of its layout, scale and the modernity of the design. The flats are laid out in a distinctive pattern at a 45 degree angle to the surrounding roads within an informal setting of lawns and trees, directly at odds with the formal stucco terraces and private gardens of the surrounding streets. The estate was constructed over a relatively short period of time, and as such it is characterised by the visual coherence seen in the matching materials and architectural detailing across all of the blocks. The geometric patterns created by the ground plan of the blocks helps to create visual interest and break up the bulk of the large blocks. The landscape setting of the blocks is intrinsic to the character of the estate by maximising the open space available to create a feeling of openness and space, in spite of the size of the blocks, creating an overall Corbusian character of a city within a park.
- 3.153 Beyond the clearly defined boundary of this conservation area and postwar estate, the immediate townscape setting changes character markedly and comprises predominantly Victorian terraces to a planned pattern of streets and squares in Neo-Classical styles. The Site falls within the more extended and wider urban context of this estate, which demonstrates a more dynamic and highly varied townscape across the city and also near to the main hub of Paddington Station (the contemporary Paddington Central office campus). There are no particular links of historical or architectural interest

between these two areas / sites. As found today, it is not an element of that heritage asset's setting (or any shared views) that makes a positive contribution to the understanding or appreciation of the significance of this singular conservation area.

Scheme Impacts

3.154 The proposed development of a new taller building on Site would result in change within the wider townscape setting of this postwar estate and group of listed buildings within a tightly defined, even isolated, conservation area. The ZVI indicates that inter-visibility between this estate and the proposed taller building on Site is likely from within its landscape areas and part of the surrounding streets. However, the new building would appear as part of the more distant skyline in longer views looking out from or through the blocks of the estate north-eastwards; as also screened or filtered to a degree by the mature vegetation of the estate. Overall there would be relatively little visual effect on the quality or character of views within the context of this estate, and also the highly distinctive large scale, block form and patterned elevation of its buildings and spaces would remain the dominant feature. Overall, the change brought about by the application scheme would not detract from, or otherwise harm, the heritage significance of this conservation area.

Queensway

Heritage Significance (and Setting)

3.155 Queensway Conservation Area is a relatively small conservation area with a commercial or civic focus and a wide range of buildings of various styles and ages, most dating from mid to late Victorian period and early to mid-20th century. Whilst the scale and detail of individual building varies, the majority use a palette of yellow or red stock brick with stucco or stone dressings. Original 19th century buildings survive, mainly in the centre portion of the street (formerly Queens Road), which has the most coherent character. There are a number of large modern insertions which have had a significant impact upon the character of the area, particularly within the northern part of its boundary. Key features also include the large complex of the early 20th century former Whiteleys Department Store on the west side of Queensway and the grand interwar civic complex of the Porchester Centre at its north end (both listed buildings).

3.156 The surrounding built form and townscape setting differs substantially from that of the conservation area. Whilst generally high quality, it does not relate so strongly to the character of Queensway being a more consistent and intact 19th century pattern of residential streets and squares (both the Bayswater and Westbourne Conservation Areas). The adjoining Hallfield Conservation Area is distinctly different again as a postwar residential estate, and does not contribute to its heritage significance. The Site falls within the even wider urban context and setting of this relatively modest conservation area designation, and is some distance away. It is as part of the dynamic and highly varied townscape of the wider city surrounding. There are no particular links of historical or architectural interest between these two areas / sites. As found today, it is not an element of that heritage asset's setting that makes any positive contribution to its heritage significance.

Scheme Impacts

3.157 The proposed development of a new taller building on the more distant Site would result in change within the wider townscape setting of this conservation area. There is very limited inter-visibility between this conservation area and the new building on Site due to distance and the screening effects of intervening built form / vegetation – as also indicated by the ZVI. The principal north-south orientation of the spine street of Queensway also confines the most important views of this area to the more immediate area and away from the location of the Site. Overall there would be little, if any, change to shared views that contribute to the heritage significance of this designated area, and no harm would result from the application scheme.

Westbourne

Heritage Significance (and Setting)

3.158 The Westbourne Conservation Area is defined by the consistency of the 19th century and predominantly residential townscape, having been developed over a relatively short period of time. The area is made up of semi-detached and terrace housing of an Italianate style with stucco embellishment laid out in grid streets to create a complex network of streets. The character of the spaces represents the development of the area, which was built up by many individual builders without the influence of an estate holder. Initial development of the more informal Westbourne Park Road, then later tighter grid streets, represents Victorian speculative development. The area is predominantly residential, with commercial and retail use concentrated around the main east-west route of Westbourne Grove.

3.159 There is a close relationship historically and architecturally between this conservation area and the adjoining Bayswater Conservation Area to the east and south; both form part of the 19th century residential expansion and rapid development of this area. This is part of the setting of this conservation area that contributes positively to its heritage significance. Queensway Conservation Area (also adjoining) differs from this shared townscape character with a much greater mix of uses and built form, and so does not contribute to its significance through setting to the same degree. The Site itself falls within the much wider urban context and setting of the Westbourne Conservation Area, which is located some distance to the east and across the dividing line of the railway tracks and bridges into / out of Paddington Station. It is as part of the more dynamic and highly varied townscape of the wider city. There are no particular links of historical or architectural interest between these two areas / sites, and it is not an element of this heritage asset's setting that makes any positive contribution to its significance.

Scheme Impacts

3.160 The Site forms only a very small part of the wider townscape setting of this conservation area designation; located to the east along and across the strong line of the railway tracks and its bridges. The proposed development of a new taller building on Site would therefore have an indirect impact on this heritage asset through change to the character and appearance of part of its setting and some shared views eastwards. The ZVI indicates that the new building would likely be observable from only a limited part of this conservation area as a whole, and primarily focused to viewing places along Westbourne Park Villas at the very north edge of the designated area which directly addresses the railway infrastructure and elevated Westway over (as demonstrated to some degree by

the verified visualisations from viewpoints 12 and 27), and also seen from part of a number of other streets and spaces within the northern part of Westbourne where the pattern and orientations of built development allows (such as Talbot Road) and as demonstrated by the verified visualisations from viewpoints 11, 12 and A08.

- 3.161 The Site is part of the Paddington Central campus that is clearly divided from the boundary of the conservation area by the railway lines into Paddington Station, and also lies some distance away beyond the adjoining Bayswater Conservation Area. Distance and the complex street pattern and the orientation of this built up residential area generally constrains the number and extent of views out and towards the Site. Where seen, the application scheme would introduce a new taller building on the skyline within the context of other larger scale and more modern commercial blocks within the Paddington Central development immediately alongside / behind and beyond the fore or middleground of the railway tracks and bridges over this cutting. It should be noted however that in summer the screening or filtering effects of mature street trees could have a marked effect on the penetration / openness of such views.
- 3.162 These changing views would serve to further reinforce the existing distinction between the two very different townscape areas of 19th century residential Westbourne and the larger scale and more modern character of blocks beyond the strong line of the railway and focused around the city hub of Paddington Station. Overall there would be a very limited visual effect on the quality or character of the many views looking out from this designated area as a whole, and inter-visibility would largely be confined to some main roads within the northernmost area of the conservation area. The appearance of a new taller building on the far skyline, and in some cases alongside the context of the established contemporary development at Paddington Central, would not be so significant as to detract from the current visual experience of Victorian Westbourne, and so would not result in harm to the significance of this conservation area overall.

Pembridge

Heritage Significance (and Setting)

- 3.163 The Pembridge Conservation Area (within the RBKC authority area) is predominantly characterised by a sequence of crescents, streets and squares of stock brick and stucco, Classical or Italianate terraced townhouses and detached villas, set within generous garden plots, dating from the 19th century. The attractiveness of the conservation area and the quality of its buildings and designed landscapes, which include a considerable number of listed buildings, contribute to its architectural and aesthetic values. The significance of this conservation area is derived from its development history, which remains legible in its existing street pattern, built fabric and the relationship between buildings and streetscape. The conservation area has historical interest in illustrating the expansion and prosperity of mid-Victorian Kensington, and also of London more widely. It also illustrates the development of new trends in residential planning and changing tastes in domestic architectural styles and use of materials in this period.
- 3.164 The Pembridge Conservation Area is almost completely surrounded by other conservation areas including the Colville Conservation Area and Westbourne Conservation Area to the north, Bayswater Conservation Area to the east, Ladbrooke Conservation Area to the west and Kensington Palace Conservation Area across Notting

Hill Gate to the south. Accordingly, the immediate surrounding area consists of developments of similar building quality comprising late Georgian and Victorian townhouses, interspersed with blocks of 20th century development. For the most part, the Pembridge Conservation Area is self-contained and inward-looking, contributing relatively little to the experience of the surrounding area, apart from the medium or long distance views from some locations within the conservation area towards related areas of intact historic townscape.

- 3.165 The Site itself falls within the much wider / extended urban context and setting of this conservation area, which is located some distance to the north east, beyond the adjoining and continuous historic townscape areas of Westbourne and Bayswater and then across the railway lines into Paddington Station as a central city hub. It is as part of the more dynamic and highly varied townscape of the wider city therefore. There are no links of historical or architectural interest between these two areas / sites, and the Site is not an element of this heritage asset's setting that makes any contribution to its significance.

Scheme Impacts

- 3.166 The Site forms only a very small part of the wider townscape setting of this conservation area designation; located some distance to the north east. The proposed development of a new taller building on Site would therefore have an indirect impact on this heritage asset through change to part of its extended setting. The ZVI indicates that the new building would likely be observable from only a very limited part of this conservation area as a whole, such as along the street line of Chepstow Villas that is orientated towards the Site. Otherwise, distance and the wider street pattern of this built up residential area constrains the number and extent of views out and towards the northeast. Where seen, the application scheme could introduce a new taller building on the far skyline, and within the context of other larger scale and more modern commercial blocks around the Paddington Station city hub. It should be noted however that in summer the screening or filtering effects of mature street trees could have a marked effect on the extent of such directed and long distance views. This is demonstrated by the verified visualisations from viewpoints 6 and A06.

- 3.167 These changing views would to some degree reinforce the distinction between the established historic residential area of Pembridge and the larger scale and more modern / mixed character focused around the city hub of Paddington Station. Overall there would be an extremely limited visual effect on the quality or character of views looking out from this designated area. The appearance of a new taller building in some long distance views would not detract from the current appreciation of the character and appearance of this conservation area and so would not result in harm to its significance.

Royal Parks

Heritage Significance (and Setting)

- 3.168 The significance of the Royal Parks Conservation Area is derived from its particular, even unique, historic interest and special architectural and picturesque qualities as a series of Royal Parks within central London. The part of this conservation area most relevant to the consideration of the application scheme is Kensington Gardens and its continuation to the east Hyde Park across West carriage Drive, the significance of which lies in its

historic value as an important example of a substantial royal park originating from late 17th century and associated with the Grade I listed Kensington Palace at its western edge. The gardens and this wider parkland evolved from the late 17th century as a private royal garden to eventually form a large open public park from the early 19th century. More widely, the Royal Parks Conservation Area is also made up of Green Park and St James's Park. The Royal Parks are essentially the creation of the Picturesque landscaping tradition of the mid-18th to mid-19th century. Hyde Park and St James's Park are dominated by their lakes. All the parks are well wooded and many paths in Hyde Park are laid out as avenues. The parks all present informal planting and meandering pathways which reinforce the Picturesque landscape.

- 3.169 The surrounding urban form makes up the setting of the Royal Parks Conservation Area and provides a contrasting interplay with the character of the natural parkland. On the whole, the parks have embraced their urban setting and the appreciation of its diversity through views of various buildings and activity beyond the edge plays an important role in their value as urban parks. The Site falls within this wider dynamic and mixed urban context of this conservation area and is located some distance across the area of Bayswater to the north. There are no links of historical or architectural interest between the Site and these parks, and it is not an element of the conservation area's setting (or any shared views) that contribute to its heritage significance.

Scheme Impacts

- 3.170 The Site forms a very small part of the wider, dynamic and diverse urban setting of this large conservation area and sequence of city centre parks. The extent of this parkland area and the high number of mature trees contained within creates a different character to the townscape areas beyond its boundaries, although the experience of contemporary London, its activity, noise and also the visual indication of its buildings beyond this edge is ever present. A number of modern taller buildings can currently be observed as part of the established character of the more distant skyline in views looking out in all directions from both Kensington Gardens and Hyde Park beyond the treed edges and above other lower buildings framing this open space. The screening and or filtering effects of extensive interposing mature vegetation also would further constrain the number and penetration of long distance views towards the new taller building on Site, albeit subject to the effects of the seasonal changes of leaf cover.
- 3.171 The proposed taller building on Site would have an indirect impact on this conservation area through an observable change to the character of a number of longer distance views out from these two parks within the larger conservation area grouping and into their wider varied urban setting. The ZVI indicates areas of higher inter-visibility to include around the south side of the Round Pond in Kensington Gardens and beyond the line into Hyde Park from the areas of the south side of the Serpentine Lake near to the bridge crossing and north of the lake, and also an area to the eastern side of Hyde Park. This is demonstrated by the range of verified visualisations from viewpoints 4, 5, 6, 7, A01 and A02 (and also related kinetic sequences) across these locations, which shows the upper parts of a new taller building clearly rising above the prevailing built and tree line / edge of the parkland. Within other large areas of these parks, and also the wider conservation area, views of the new building on Site would not be so readily gained or otherwise screened. There would, therefore, be a limited effect on the defining character or appearance of this conservation area as a whole.

3.172 A new and distant taller building would appear in some particular views above the treed edge / skyline of the parkland to the north. This would be a change to the character and appearance of these views that would be seen in the context of other taller modern buildings or other historic landmarks as an established part of a much wider panorama of the city out from these areas of the joined parks. However, the particular importance and intactness of key planned views / vistas within and across Kensington Gardens and Hyde Park, and also their orientation to and from historic landmark features such as the Round Pond and Serpentine Lake and its Picturesque bridge crossing, heightens the sensitivity of the existing visual balance between built form and green elements within this designed landscape. From viewpoint 5, for example, the proposed taller building would appear anew on the skyline and above lower terraced buildings and treed edge directly within the northern alignment of recognised views looking along the length of the western arm of the lake from the bridge. This positioning would serve increase its visual prominence within views from this important historic crossing point. Whereas the key historic visual relationships and defining landscape character would remain legible within these parks, such further visual intrusion of additional modern built form within wider views out from the park would be adverse. However very minor in the context of the conservation area as a whole, such change would detract from its character and appearance and so harm its heritage significance. In this context such harm would fall at the lowest end of the scale of 'less than substantial' as defined by the Framework.

Registered Parks and Gardens

Hyde Park & Kensington Park

Heritage Significance (and Setting)

3.173 The significance of Kensington Gardens lies in its historic value as an important example of a substantial royal park originating from late seventeenth century and associated with the Grade I listed Kensington Palace. The gardens evolved from the late 17th century as a private royal garden to eventually form a large open public park from the early 19th century. Hyde Park is the eastern continuation of these gardens and parkland, and together forms part of a much larger sequence of Royal Parks within central London. These Royal Parks are essentially the creation of the Picturesque landscaping tradition of the mid-18th to mid-19th century, and together are of historic interest as large and attractive public parks with earlier origins. Hyde Park is dominated by its lake, and is well wooded, with many paths laid out as avenues alongside more winding routes and informal planting. Kensington Gardens has closer relationship with the palace, and also perhaps a more formal / planned landscape character; again distinctive through the use of water (i.e. the central feature of the Round Pond) and a combination of winding paths and controlled avenues and vistas.

3.174 The surrounding urban form of the city makes up the setting of these two adjoining designated areas of parkland, which provides a clear boundary edge. This visual and wider experience within the landscape is one of the contrasting interplay between built development and the urban activity beyond its edges and the green open character of the natural parkland. On the whole, the parks have embraced their urban setting and its diversity plays an important role in their value and interest as now well established urban parks. The Site falls within this wider urban context – dynamic and highly varied townscape setting – some distance beyond the clearly defined boundaries of both of these adjoining registered parks. There are no particular links of historical or architectural interest between this parkland and the Site. As found today, it is not an element of either of these heritage assets' setting (or shared views) that makes any positive contribution to the understanding or appreciation of their heritage significance.

Scheme Impacts

3.175 As also previously described for the overlapping Royal Parks Conservation Area designation, the Site forms a very small part of the wider, dynamic and diverse urban setting of both of these adjoining registered parks. The extent of this parkland area and the high number of mature trees contained within creates a different character to the townscape areas beyond its boundaries, although the experience of contemporary London, its activity, noise and also the visual indication of its buildings beyond this edge is ever present. A number of modern taller buildings can currently be observed as part of the established character of the more distant skyline in views looking out in all directions from both Kensington Gardens and Hyde Park beyond the treed edges. The screening and or filtering effects of extensive interposing mature vegetation also would further constrain the number and penetration of long distance views towards the new taller building on Site, albeit subject to the effects of the seasonal changes of leaf cover.

3.176 As informed by the ZVI and verified visualisations from several viewpoints (and also related kinetic sequences) within the parks, the proposed taller building on Site would

have an indirect impact on both of these registered landscapes through an observable change to the character of a number of longer distance views outwards and into their wider varied urban setting. A new and distant taller building would appear in some of these particular views rising clearly above the treed edge / skyline and framing buildings of the parkland to the north. This would be a change to the character and appearance of these views that would be seen in the context of other taller modern buildings or other historic landmarks as an established part of a much wider panorama of the city. However, the particular importance and intactness of key planned views / vistas within and across Kensington Gardens and Hyde Park, and also their orientation to and from historic landmark features such as the Round Pond and Serpentine Lake and its Picturesque bridge crossing, heightens the sensitivity of the existing visual balance between built form and green elements within this designed landscape. Whereas the key historic visual relationships and defining landscape character would overall remain legible within these parks, such further visual intrusion of additional modern built form within key views out from the park would be adverse. However very minor in the context of the larger designations of each of these registered parks and each as a whole, such change would detract from the appreciation of their special historic interest. In this context such harm to heritage significance would fall at the lower end of the scale of 'less than substantial' as defined by the Framework, and for each of these designations.

Review of Heritage Legislation and Policy

Statutory Duties

Planning (Listed Buildings and Conservation Areas) Act 1990

3.177 It is a statutory duty set out in the Planning Act 1990 (section 66(1)) for the decision maker to pay special regard to the desirability of preserving the special interest and setting of the listed buildings in relation to the proposed development on Site that may affect such heritage assets. Considerable weight and importance is required to be given to this duty accordingly.

3.178 Our assessment is that the indirect impacts of the proposed development on Site would cause a degree of harm to the significance of a number of listed buildings or groups within its surrounding area through change to the character of a part of their respective settings and some shared views. The meaning of preservation under the relevant parts of the Planning Act is taken to be the avoidance of harm, however, such a presumption is not overriding or irrebuttable, as there will be cases where such harm would be outweighed by material considerations powerful enough to do so. A wider assessment of all the relevant planning matters relating to this application scheme is therefore required in this context, including a consideration of the overall planning balance in light of this legislation.

3.179 The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection and should, as in this case, be assessed in respect of relevant national and local planning policies. There is also no statutory duty relating to the special historic interest or setting of registered parks and gardens within the Planning Act.

National Policy and Guidance

NPPF 2019 and NPPG

3.180 Paragraphs 189-190 of the Framework require the Applicant to describe the significance, and also contribution of the setting to that significance, of each of the identified likely affected heritage assets in an appropriately proportionate manner; as part of an application submission. This has been provided as part of the THVIA document (volume to the ES) submitted and so meets these requirements.

3.181 The decision maker is then charged to consider this analysis, and as part of their own exercise in identifying and assessing the particular significance of any heritage asset that may be affected by a development proposal. This the baseline upon which the impact of an application scheme on heritage significance should be considered, in the interests of avoiding or minimising any conflict between the heritage asset's conservation and any aspect of that scheme. This report undertakes that exercise and so complies with this national requirement.

3.182 Paragraph 192 of the Framework sets out the guiding principles for heritage conservation. This encourages development proposals to consider the desirability of sustaining and also enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; supporting the positive contribution that the conservation of heritage assets can make to sustainable communities, including their

economic vitality; and, also the desirability of new development making its own positive contribution to local character and distinctiveness. Again this forms part of the assessment of this report and our consideration of the full application material in relation to built heritage impacts.

- 3.183 With regard to the effects of development on ‘designated’ heritage assets, paragraph 193 sets out that great weight should be given to their ‘conservation’. The term conservation is defined in Annex 2 to the Framework accordingly as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 3.184 The Framework sets out at paragraph 194 that any harm to the significance of a designated heritage asset should require clear and convincing justification. Our assessment of likely built heritage impacts in this report has specifically identified that proposed development on Site - and in particular the physical presence of a new taller and more prominent building within the setting of, and shared views with, a number of designated heritage assets - would result in a degree of harm to their significance. It is our assessment that such impacts would therefore be indirect in each case, and also that overall any harm to the significance each of these heritage assets would be minor, and of the magnitude of ‘less than substantial’ as defined by the Framework. In summary, such harmful impacts are set out in **Table 3.1**; including gauging the level of heritage harm within the spectrum of less than substantial harm as advised by NPPG¹⁶ (and also consideration of relevant case law and appeal decisions¹⁷).

Table 3.1: Built Heritage Impacts (harmful only)

Name / Asset Type	Address	Grade	Impact	
			Type	Magnitude
14-20 & 21-26 Listed Building Group	Westbourne Terrace Road	II	Harm	LTS ¹⁸ & Low
34-45 Listed Building Group	Blomfield Road	II	Harm	LTS & Low
2-16 evens Listed Building Group	Warwick Avenue	II	Harm	LTS & Very Low
Maida Vale Conservation Area	N/A		Harm	LTS & Low
Bayswater Conservation Area	N/A		Harm	LTS & Very Low
Royal Parks Conservation Area	N/A		Harm	LTS & Very Low

¹⁶ NPPG, Paragraph: 017 Reference ID: 18a-017-20140306

¹⁷ Bedford Borough Council v Secretary of State for Communities and Local Government and NUON UK Ltd [2013] (‘Nuon’)

¹⁸ LTS refers to ‘less than substantial’ harm as set out in the Framework (paragraph 196)

Hyde Park Registered Park and Garden	I	Harm	LTS & Low
Kensington Gardens Registered Park and Garden	I	Harm	LTS & Low

- 3.185 For the other heritage assets that has been assessed as part of this report, it is our findings that their particular significance would not be harmed by the application scheme within their settings, but either sustained or unaffected.
- 3.186 The exception to this is the listed Grade II Westbourne Bridge immediately to the west of the Site. Proposed creation of new and improved public realm at the western end to Kingdom Street and as part of the new building would create new and enhanced spaces from where the distinctive architecture and engineering of this historic bridge would be appreciated, and also used through improved connectivity. This would better reveal the significance of this heritage asset, which is a ‘heritage benefit’ as defined by NPPG.
- 3.187 Paragraph 196 of the Framework specifically concerns proposals which would lead to less than substantial harm to the significance of a designated heritage asset or assets. This paragraph states that under these circumstances any such harm should be weighed against the ‘public benefits’ of the proposals (also including any specific heritage benefits), including where appropriate securing the optimum viable use of the asset. The term public benefit is defined as anything that delivers economic, social and environmental progress as described in the Framework.¹⁹
- 3.188 Accordingly, it is for others to fully assess all relevant planning considerations for this Site and the proposed development, including the overall planning balance in relation to the competing harms and benefits of the scheme as a whole. Should it be found that the minor or less than substantial harm to the significance of each of the identified heritage assets would be demonstrably outweighed by the wider public benefits delivered by this scheme, then this would provide the required clear and convincing justification for such harm to heritage significance as set out in paragraphs 194 and 196. This judgement and decision should be assessed against the provisions of the Framework when read as a whole, and also considered in light of the overarching statutory duty of the Planning Act 1990 as relevant.

Development Plan

The Mayor’s London Plan 2016

- 3.189 The application scheme should also consider the policy requirements of the London Plan 2016 (as revised) in relation to development affecting heritage assets. With regard to planning decisions, criterion C of Policy 7.8 (Heritage assets and archaeology) encourages development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Criterion D encourages development to conserve the significance (and settings) of heritage assets, by being sympathetic to their form, scale, materials and architectural detail.

¹⁹ NPPG, Paragraph: 020 Reference ID: 18a-020-20140306

3.190 The draft New London Plan is also now a material consideration in planning decisions. Accordingly, due consideration, but more limited weight, should be given to the provisions of draft Policy HC1. This has the key objective of reconciling heritage conservation and the sustainable growth of London.

City of Westminster City Plan 2016

3.191 The application scheme should also consider the policy requirements of the City of Westminster City Plan 2016. Policy S25 sets out the objective of conserving its heritage assets, including its listed buildings, conservation areas, Westminster's World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, and their settings.

City of Westminster Unitary Development Plan (UDP) 2007 (Saved)

3.192 The policy requirements of the UDP 2007 should also be considered as part of decision making. With specific regard to built heritage assets, Policy DES9 seeks to preserve or enhance the character or appearance of conservation areas and their settings. Under criterion E it states with regard to setting that development will not be permitted which might have a visibly adverse effect upon the area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area.

3.193 With regard to the setting of listed buildings, criterion D of Policy DES10 states that planning permission will not be granted where it would adversely affect; a) the immediate or wider setting of a listed building, or b) recognised and recorded views of a listed building or a group of listed buildings, or c) the spatial integrity or historic unity of the curtilage of a listed building.

3.194 Policy DES12 seeks to preserve or enhance the appearance and integrity of open spaces and their settings (including registered parks and gardens). It states under criterion A that permission will only be granted for proposals adjacent to parks, public and private squares which: 1) safeguard their appearance, wider setting and ecological value, 2) preserve their historic integrity, 3) protect views into and out of these spaces, and 4) will not project above existing tree or building lines.

3.195 Policy DES15 seeks to protect and enhance all metropolitan and local views which contribute to Westminster's townscape and historic character. It states that permission will not be granted for developments which would have an adverse effect upon important views of (A) listed buildings, (B) landmark buildings, (C) important groups of buildings, (D) monuments and statues, (E) parks, squares and gardens, (F) the Grand Union and Regent's Canals and (G) the River Thames.

3.196 The development plan is required to be in conformity with the requirements of the Framework, and also the statutory duty(s) of the Planning Act 1990 as relevant. It is our assessment that the proposed development would cause a degree of harm to the significance of a number of designated heritage assets through change to a part of their settings, which we have also assessed to be 'less than substantial' in magnitude for the purposes of the Framework. In isolation, this could be seen to be in conflict with specific local policy requirements. However, it is for the decision maker to determine whether any adverse impacts of granting planning permission for the development proposed would in overall terms outweigh the benefits delivered by these proposals, when

assessed against the provisions of the Framework as read as a whole, and also in light of the relevant overarching statutory duty of the Planning Act 1990.

4. Summary

- 4.1 Within this Built Heritage Review and Advice report we have identified the relevant built heritage considerations for the determination of this application for proposed development at this Site. These relate to indirect impacts of the proposed development on the particular significance of identified and likely affected designated heritage assets through change to the character and appearance of part of their respective settings and also views as elements of that setting.
- 4.2 Firstly, a proportionate analysis of the baseline conditions in relation to these built heritage assets has been established in this report. This our assessment of the significance of each of the identified designated heritage assets and, where appropriate, a description of the contribution of the setting of each asset (including the Site) to that significance. This work is undertaken in accordance with best practice guidance / advice as established by DCMS and Historic England, and also meets the requirements of paragraphs 189-190 of the Framework.
- 4.3 It is on this established baseline that we have assessed and these described the impacts of the proposed development on the significance (and setting) of each of the heritage assets, as informed by review of the full application material submitted for this scheme. Again, we have followed relevant best practice / advice regarding decision-taking for development within the historic environment²⁰ and also in particular in relation to assessing the impact of change on the setting and views of heritage assets²¹. An assessment of the scheme as a whole is also undertaken in light of the relevant statutory duties, national and local policy and guidance for development within the historic environment in this later section of the report.
- 4.4 The likely impacts of the scheme on the significance of each of the identified designated heritage assets is set out in each of the following tables: **Table 4.1** in relation to listed buildings (or their groups), **Table 4.2** for conservation areas, and **Table 4.3** for registered parks and gardens. This identifies the 'type' of such impacts may be beneficial in heritage terms; such as change that could enhance or better reveal heritage significance, may have an overall neutral effect on the understanding and appreciation of heritage significance, or may result in harm to significance (and setting); which is also gauged with regard to the degree or 'magnitude' of any such heritage harm be in each case within the guidelines set out by the Framework and also NPPG.

²⁰ Historic England: Managing Significance in Decision-Taking in the Historic Environment (Historic Environment Good Practice Advice in Planning 2) 2015

²¹ Historic England: The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning 3) (2nd Edition) 2017

Table 4.1: Listed Buildings or Groups

Name	Address	Grade	Impact	
			Type	Magnitude
Westbourne Bridge		II	Benefit	N/A
140 Orsett House	Westbourne Terrace Orsett Street	II	Neutral	N/A
3-33 & 18-42	Orsett Terrace	II	Neutral	N/A
163 & 165-169 1-8 & 9-31	Porchester Terrace Porchester Square	II	Neutral	N/A
Porchester Centre	Porchester Road	II*	Neutral	N/A
14-16, 22-24 & 26-28	Westbourne Park Road	II	Neutral	N/A
36-38 & 40-62	Gloucester Gardens	II	Neutral	N/A
Hallfield Estate (14 blocks) Hallfield Estate School	Bishops Bridge Road Inverness Terrace	II II*	Neutral	N/A
46-88, 90-132, 134-168, 105-123 & 125-167 21-27, 24-32 & Cleveland Arms Tavern PH	Gloucester Terrace Chilworth Street	II	Neutral	N/A
1-7, 12-14, 15-22 & 23-31 1-8, 25-29	Cleveland Square Cleveland Gardens	II	Neutral	N/A
33-77, 79-119, 121-141 (Dorland Hotel), 34-68 (Royal Eagle Hotel), 70-106 & 108-136 21-23 1, 3-5 (Clifton Court)	Westbourne Terrace . Bishops Bridge Road Cleveland Terrace	II	Neutral	N/A
Paddington Station	Praed Street	I	Neutral	N/A
Paddington British Rail Maintenance Depot, East & West Blocks	Harrow Road	II*	Neutral	N/A
British Waterway Board Canal Office	Delamere Terrace	II	Neutral	N/A
Junction House	Blomfield Road	II	Neutral	N/A
Warwick Avenue Bridge		II	Neutral	N/A
1-6, 7-12, 14-20, 21-26 &	Westbourne Terrace	II	Harm	LTS ²² & Low

²² LTS refers to 'less than substantial' harm as set out in the Framework (paragraph 196)

The Bridge House PH	Road			(14-20 & 21-26 only)
2	Warwick Crescent	II	Neutral	N/A
19-33 & 34-56	Blomfield Road	II	Harm	LTS & Low (34-45 only)
1-12	Clifton Villas		Neutral	N/A
7-31 odds	Warwick Avenue		Neutral	N/A
1-5 & Warwick Castle PH	Warwick Place	II	Neutral	N/A
20-42 evens	Warwick Avenue	II	Neutral	N/A
33-63 odds	Warwick Avenue	II	Neutral	N/A
1-20	Randolph Road	II	Neutral	N/A
1-49, 2 & 4-36	Warrington Crescent	II	Neutral	N/A
22-23, 24-31	Maida Avenue	II	Neutral	N/A
1-6, 12-19	Park Place Villas		Neutral	N/A
2-20	Howley Place		Neutral	N/A
2-16 evens	Warwick Avenue		Harm	LTS & Very Low
Catholic Apostolic Church and Church House	Maida Avenue	I	Neutral	N/A
Church of St Mary Magdalene	Rowington Close	I	Neutral	N/A
Church of St Mary	Paddington Green	II*	Neutral	N/A

Table 4.2: Conservation Areas

Name	Grade	Impact	
		Type	Magnitude
Maida Vale	N/A	Harm	LTS & Low
Paddington Green	N/A	Neutral	N/A
Bayswater	N/A	Harm	LTS & Very Low
Hallfield Estate	N/A	Neutral	N/A
Queensway	N/A	Neutral	N/A
Westbourne	N/A	Neutral	N/A
Pembridge	N/A	Neutral	N/A
Royal Parks	N/A	Harm	LTS & Very Low

Table 4.3: Registered Parks and Gardens

Name	Grade	Impact	
		Type	Magnitude
Hyde Park	I	Harm	LTS & Low
Kensington Gardens	I	Harm	LTS & Low

- 4.5 In summary, we have identified that the proposed development would cause a minor degree of harm to the understanding and or appreciation of the significance of a number of designated heritage assets within the surrounding area of the Site. Such impacts would not be direct, but would affect the character and appearance of part of the setting or shared views of these particular heritage assets. Any such harm to heritage significance would be assessed to be 'less than substantial' in magnitude for the purposes of the Framework, and also at lower or lowest end within that scale in each case.
- 4.6 In overall terms any such minor and 'less than substantial' harm caused to the significance of designated heritage assets should be considered and weighed against the public benefits delivered by the application scheme as a whole, in accordance with the requirements of paragraphs 194 and 196 of the Framework and when read as a whole, and also in light of the relevant overarching statutory duty of the Planning Act 1990.
- 4.7 As part of this balance we have also identified that the application scheme has the potential to better reveal the significance of the designated heritage assets of the listed Westbourne Bridge. This is a 'heritage benefits', as defined by NPPG, and should be regarded as a public benefit for the purposes of the Framework.
- 4.8 It would be for Greater London Authority planning officers; as informed by our assessment and advice with regard to built heritage asset impacts, now to carry out the wider balancing exercise in weighing up all relevant and potentially competing material planning considerations, and then to ultimately make a recommendation to the Mayor with regard to this application scheme.

Appendix 1: Heritage Legislation, National and Local Planning Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

It has been confirmed in the Court of Appeal that Parliament’s intention in enacting Section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings²³, where “preserve” means to “to do no harm”. This duty, and the appropriate weight to be afforded to it, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. It has been further confirmed²⁴ that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection and should, as in this case, be assessed in respect of relevant national and local planning policies. However, it is to be noted that it is also a statutory duty for the decision maker when determining applications for planning permission within conservation areas that (Section 72(1)):

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

There is no statutory duty relating to the special historic interest or setting of registered parks and gardens within the Planning Act.

It should be noted that the Court of Appeal has confirmed that the decision in the Barnwell Manor case (as previously mentioned)²⁵ did not require the decision maker to demonstrate compliance with Section 66(1) of the Planning Act 1990²⁶. The onus is instead upon a claimant to show that there is a positive indication that the decision-maker has not given the required “considerable importance and weight” to the importance of conserving the relevant

²³ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014

²⁴ Land at Razor’s Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

²⁵ HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act
Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014; Core Document 11.7

²⁶ Jones v Mordue [2015] EWCA Civ 1243 (03 December 2015)

designated heritage asset. Only if there is such a positive indication need a decision maker make a countervailing positive reference to the relevant duty(s) in the reasons themselves.

With regard to how this relates to the Framework, the courts also held that, given that the relevant part of the Framework is to be read together, if an Inspector refers to paragraph 134 (which is equivalent to paragraph 196 of the revised Framework 2019), then unless there is a positive indication to the contrary, the appropriate inference is that he / she has taken properly into account all of the relevant paragraphs of the Framework.

National Policy

National Planning Policy Framework (the 'Framework' or NPPF) 2019

The National Planning Policy Framework (NPPF) was first introduced in March 2012 and has subsequently been republished as revised in July 2018 and again in February / June 2019. The new NPPF provides a full statement of the Government's planning policies.

Chapter 16 'Conserving and enhancing the historic environment', sets out the Government's policies regarding planning and the historic environment.

Paragraph 189 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 190 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.

Annex 2 of the NPPF defined "conservation" as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

Paragraph 194 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 195 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.

Paragraph 196 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 200 states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

Development Plan

The Development Plan for this Site comprises the policies of the Mayor's adopted London Plan 2016, the Draft New London Plan first issued in December 2017 (which has now been subject to an Examination in Public, followed by the Mayor's response to the Inspector's recommendations on 9 December 2019, and so is a further material consideration at this advanced stage in its preparation), and also with regard to the City of Westminster local authority area: the City of Westminster City Plan (updated with consolidations) 2016 and the saved Unitary Development Plan (UDP) 2007.

GLA London Plan 2016 (further alterations)

The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011.

The plan has been amended through the publication of Revised Early Minor Alterations (October 2013) and Further Alterations to the London Plan (FALP) (January 2014 and March 2015). In May 2015 two sets of Minor Alterations to the London Plan (MALPs) – Housing Standards and Parking Standards – were published for public consultation. These were prepared to bring the London Plan in line with new national housing standards and the Government's approach to car parking policy. An Examination in Public considered the MALPs in October 2015, and they were formally published as alterations to the London Plan in March 2016.

The London Plan sets out strategic policies regarding the historic environment in London, including Policy 7.8 (Heritage assets and archaeology), which states that:

“Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the

desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset ...”

A draft New London Plan was published by the Mayor for consultation in December 2017. GLA officers, after registering all representations received, prepared a report which summarised the main issues. Minor Suggested Changes were published in August 2018, although these changes were not subject to public consultation. The draft plan has since undergone an Examination in Public, which closed in May 2019. The Mayor's response to the Inspector's recommendations was issued on 9 December 2019. The Draft New London Plan is accordingly a material consideration in planning decisions in light of its advanced stage of preparation.

Draft Policy HC1 of the new London Plan relates to reconciling heritage conservation and growth. Policies HC3 and HC4 provide policy advice with regard to strategic and local views, and the London View Management Framework, respectively.

City of Westminster City Plan: Strategic Policies 2016

Westminster's City is the council's key policy document for determining planning applications within the borough. Policy S25 provides the City's strategic objective relating to heritage assets and states:

“Recognising Westminster's wider historic environment, its extensive heritage assets will be conserved, including its listed buildings, conservation areas, Westminster's World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, their settings, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.”

Westminster City Council has previously consulted on the development of a second development plan document, the City Management Plan (CMP). The Council have confirmed that they will not be taking the CMP forward as a separate document but instead will be inserting the detailed city management policies (and any necessary supporting text) into

Westminster's City Plan to create a single local plan for the City. These changes are called the "CMP Revision".

To develop these policies, the Council are now undertaking informal consultation on a series of policy topic paper to inform the CMP Revision. The Council have previously consulted on changes and additions to 'Design' and 'Heritage, Views and Tall Buildings' policies. Given that these amendments are at the early stages of preparation and consultation they are considered to be of limited weight in determining applications.

City of Westminster Unitary Development Plan (UDP) 2007 (Saved)

The Unitary Development Plan (UDP) for the City of Westminster was adopted in 2007. Following issue of the Planning and Compulsory Purchase Act 2004, in January 2010 the Secretary of State issued a Direction which "saved" the majority of the existing UDP policies beyond this date. The Local Development Framework (LDF) for Westminster is currently being prepared and will in time replace the existing UDP. The Core Strategy DPD of the LDF was adopted in January 2011, and replaces a number of UDP policies; however other "saved" policies remain in force.

These 'saved policies' are not out-of-date for the purposes of the Framework, and due weight should continue to be given to their content, in accordance with their degree of consistency with the Framework (the closer the policies in the UDP to those in the Framework, the greater the weight that should be given).

"Saved" policy DES1 of the UDP aims to ensure the highest quality in the form and quality of new development in order to preserve or enhance the townscape of the City. The principles of urban design and conservation state that:

"(A) Architectural quality, local distinctiveness and sustainability

Development should:

- 1) be of the highest standards of sustainable and inclusive urban design and architectural quality*
 - 2) improve the quality of adjacent spaces around or between buildings, showing careful attention to definition, scale, use and surface treatment*
 - 3) use high quality, durable and, where possible, indigenous and recycled materials appropriate to the building and its setting and should respect and, where necessary, maintain:*
 - 4) the character, urban grain, scale and hierarchy of existing buildings and*
 - 5) the spaces between them*
 - 6) the character, scale and pattern of historic squares, streets, lanes, mews and passageways*
 - 7) the form, character and ecological value of parks, gardens and planned open spaces*
- ..."*

Policy DES5 seeks to ensure the highest standards of design in alterations or extensions for all buildings:

“(A) Permission will generally be granted for development involving the extension or alteration of buildings in the following circumstances:

- 1) where it is confined to the rear of the existing building*
- 2) where it does not visually dominate the existing building*
- 3) if it is in scale with the existing building and its immediate surroundings*
- 4) if its design reflects the style and details of the existing building*
- 5) if the use of external materials is consistent with that of the existing building*
- 6) where any necessary equipment, plant, pipework, ducting or other apparatus is enclosed within the external building envelope, if reasonably practicable*
- 7) where external apparatus such as surveillance equipment is needed it is located so that visual or any other impact on amenity is avoided or minimised.*

(B) Permission may be refused for development involving the alteration or extension of buildings in the following circumstances:

- 1) where an extension rises above the penultimate storey of the existing building (excluding roof storeys)*
- 2) where it occupies an excessive part of the garden ground or other enclosure*
- 3) where any added floorspace is obtained by the roofing over or physical enclosure of basement areas*
- 4) where it involves the loss of significant gaps between buildings*
- 5) where it involves the installation of entrance canopies which either obscure or are at variance with the architectural features of the building ...”*

Policy DES9 seeks to preserve or enhance the character or appearance of conservation areas in the City and their settings. It states with regard to setting and views only that:

“... (F) Setting of conservation areas

Development will not be permitted which, although not wholly or partly located within a designated conservation area, might nevertheless have a visibly adverse effect upon the area’s recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area ...”

The protection of statutorily listed buildings is set out at Policy DES10 and states:

“(A) Applications for planning permission

Applications for development involving the extension or alteration of listed buildings will where relevant need to include full details of means of access, siting, design and external appearance of the proposed development in order to demonstrate that it would respect the listed building’s character and appearance and serve to preserve, restore or complement its features of special architectural or historic interest.

(B) Demolition of listed buildings

1) Development involving the total demolition of a listed building (or any building listed by virtue of being within its curtilage) will only be permitted if, where relevant, the following criteria are met:

a) it is not possible to continue to use the listed building for its existing, previous or original purpose or function, and

b) every effort has been made to continue the present use or to find another economically viable use and obtain planning permission, with or without physical alteration, and

c) the historic character or appearance of the main building would be restored or improved by the demolition of curtilage building(s), or

d) substantial benefits to the community would derive from the nature, form and function of the proposed development, and (in all cases)

e) demolition would not result in the creation of a long-term cleared site to the detriment of adjacent listed buildings

2) If development is authorised in conformity with any of the above criteria, it may be made subject to a condition, agreement or undertaking that any consequential demolition shall not be carried out until all the relevant details of the proposed development have been approved and a contract has been entered into for its subsequent execution.

(D) Setting of listed buildings

Planning permission will not be granted where it would adversely affect:

a) the immediate or wider setting of a listed building, or

b) recognised and recorded views of a listed building or a group of listed buildings, or

c) the spatial integrity or historic unity of the curtilage of a listed building.”

Policy DES12 seeks to preserve or enhance the appearance and integrity of open spaces and their settings. It states that:

“(A) Development adjacent to open spaces

Permission will only be granted for proposals adjacent to parks, public and private squares which:

- 1) safeguard their appearance, wider setting and ecological value*
- 2) preserve their historic integrity*
- 3) protect views into and out of these spaces*
- 4) will not project above existing tree or building lines.*

(B) Development on or under open spaces

Permission will not be given for development on or under those parks, landscaped spaces and public or private gardens, where the open spaces:

- 1) form an important element in the townscape, part of a planned estate or street layout*
- 2) are characteristic features of conservation areas*
- 3) provide the setting of a listed building*
- 4) are of significant ecological value.”*

Policy DES15 seeks to protect and enhance all metropolitan and local views which contribute to Westminster's townscape and historic character. It states that:

“Permission will not be granted for developments which would have an adverse effect upon important views of

- (A) listed buildings*
- (B) landmark buildings*
- (C) important groups of buildings*
- (D) monuments and statues*
- (E) parks, squares and gardens*
- (F) the Grand Union and Regent’s Canals*
- (G) the River Thames.”*

National Guidance

National Planning Policy Guidance (NPPG)

National Planning Practice Guidance (PPG) was first issued by the Government in 2014 as a web based resource and living document. This is intended to provide more detailed guidance

and information with regard to the implementation of national policy set out in the NPPF. The most recent updates date from 2019.

In paragraph 003 the design guidance category supports the need to evaluate and understand the defining characteristics of an area in order to identify appropriate design opportunities and policies. Paragraph 007 goes on to state that views into and out of larger sites should be carefully considered from the start of the design process.

With regard to development affecting heritage assets PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle²⁷. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach²⁸. The NPPG notes that where changes are proposed to heritage assets, the Framework sets out a clear basis for decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development²⁹.

Harm to significance may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact of changes within setting upon heritage significance should take into account, and be proportionate to, the significance of the heritage asset, together with the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

NPPG sets out that whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the Framework. In general terms, substantial harm is a high test, so it may not arise in many cases³⁰. In my view this would be a harmful impact that would result in the significance of a heritage asset being either entirely removed or significantly reduced.

Accordingly, further guidance has been provided by the Courts in the Bedford case, with regard to assessing the degree of harm likely to be caused to a designated heritage asset (listed building in this case)³¹. It was interpreted that:

“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”

Public benefits are defined in PPG as anything that delivers economic, social or environmental

²⁷ Paragraph: 003 Reference ID: 18a-003-20140306

²⁸ Paragraph: 003 Reference ID: 18a-003-20140306

²⁹ Paragraph: 003 Reference ID: 18a-003-20140306

³⁰ Paragraph: 017 Reference ID: 18a-017-20140306

³¹ [2013] EWHC 2847 (Admin)

progress as described in the Framework (paragraph 7)³².NPPG confirms that public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be of private benefit. It is noted that benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits³³, such as:

- *Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *Reducing or removing risks to a heritage asset; and*
- *Securing the optimum viable use of a heritage asset in support of its long term conservation.*

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-

³² Paragraph: 020 Reference ID: 18a-020-20140306

³³ Paragraph: 020 Reference ID: 18a-020-20140306

made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Equivalent Selection Guides for registered parks and gardens of historic interest have also been published by Historic England regarding each landscape type.

National Advice

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing. It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- 1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.*

With particular regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and

NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- *The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- *Step 1: identifying the heritage assets affected and their settings*
- *Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- *Step 3: assessing the effect of the proposed development*
- *Step 4: maximising enhancement and minimising harm*

- *Step 5: making and documenting the decision and monitoring outcomes.*

Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2nd Edition)

This Historic England Advice Note supports the NPPF and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in managing conservation areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of conservation areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

Historic England: Advice Note 2: Making Changes to Heritage Assets 2016

This advice note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including conservation areas, registered landscapes, and World Heritage Sites.

Historic England: Advice Note 4: Tall Buildings 2015

This Historic England Advice Note updates previous guidance by English Heritage and CABE produced in 2007. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. It states that the advice is for all relevant developers, designers, local authorities and other interested parties. Advice on making a planning application for a tall building, as well as assessing the impact of development proposals is set out.

Historic England: Advice Note 7: Local Heritage Listing 2016

Historic England have published a comprehensive guide to local heritage listing in England, which highlights good practice in the development of local heritage lists, and presents a set of commonly applied set of selection criteria used to assess the suitability of heritage assets for local listing.

Historic England: Advice Note 12: Statements of Heritage Significance 2019

This Historic England Advice Note provides general advice with regard to preparing statements of heritage significance and also the analysing of significance for the full range of heritage assets. This is designed primarily for applicants proposing changes to heritage assets, and accords with the Framework as revised.

English Heritage (now Historic England): Conservation Principles: Policies and Guidance 2008

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

"Evidential Value: the potential of a place to yield evidence about past human activity.

Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.’ (Paras. 30-60)”

A draft has been released for public consultation and subsequent revision of this document in 2018.

Supplementary Planning Guidance or Other

GLA London View Management Framework SPG 2012 (as amended)

The adopted London View Management Framework SPG provides further guidance on the above policy in The London Plan for the protection of strategically important views in London. The Site does not, however, fall within any identified LVMF views.

GLA Character and Context Supplementary Planning Guidance SPG 2014

This guidance sets out an approach and process to help understand the character and context of a place to help inform the planning and design process, and guide change in way which is responsive to individual places and locations.

Turley Office
8th Floor
Lacon House
84 Theobald's Road
London
WC1X 8NL

T 020 7851 4010