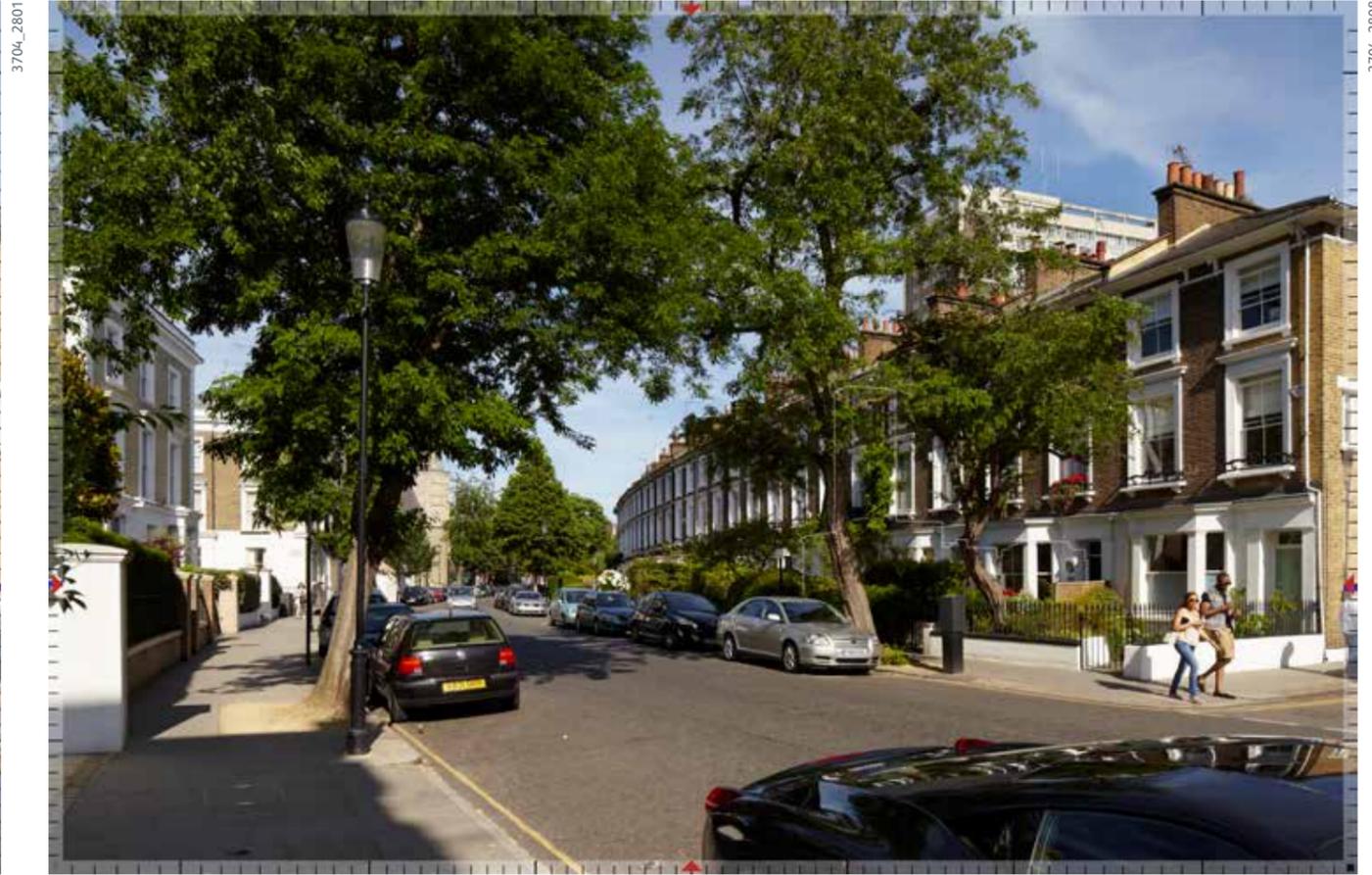




Existing

Existing

2.139 This view within the Ladbroke Conservation Area looks east along Ladbroke Road. The early 19th century three storey houses lining the road are arranged in curving terraces, and are brick faced with stucco rendered dressings. Ahead is the mid-19th century listed Kensington Chapel (now Kensington Temple), in ragstone with Bath stone dressings. The listed cabmen's shelter is barely discernible beyond the church through the trees. The top of Campden Hill Tower is clearly visible above the houses on the east side of the road, marking the western end of the District Centre beyond.



September 2017

Proposed 2017

2.140 No change.

Significance of impact: neutral



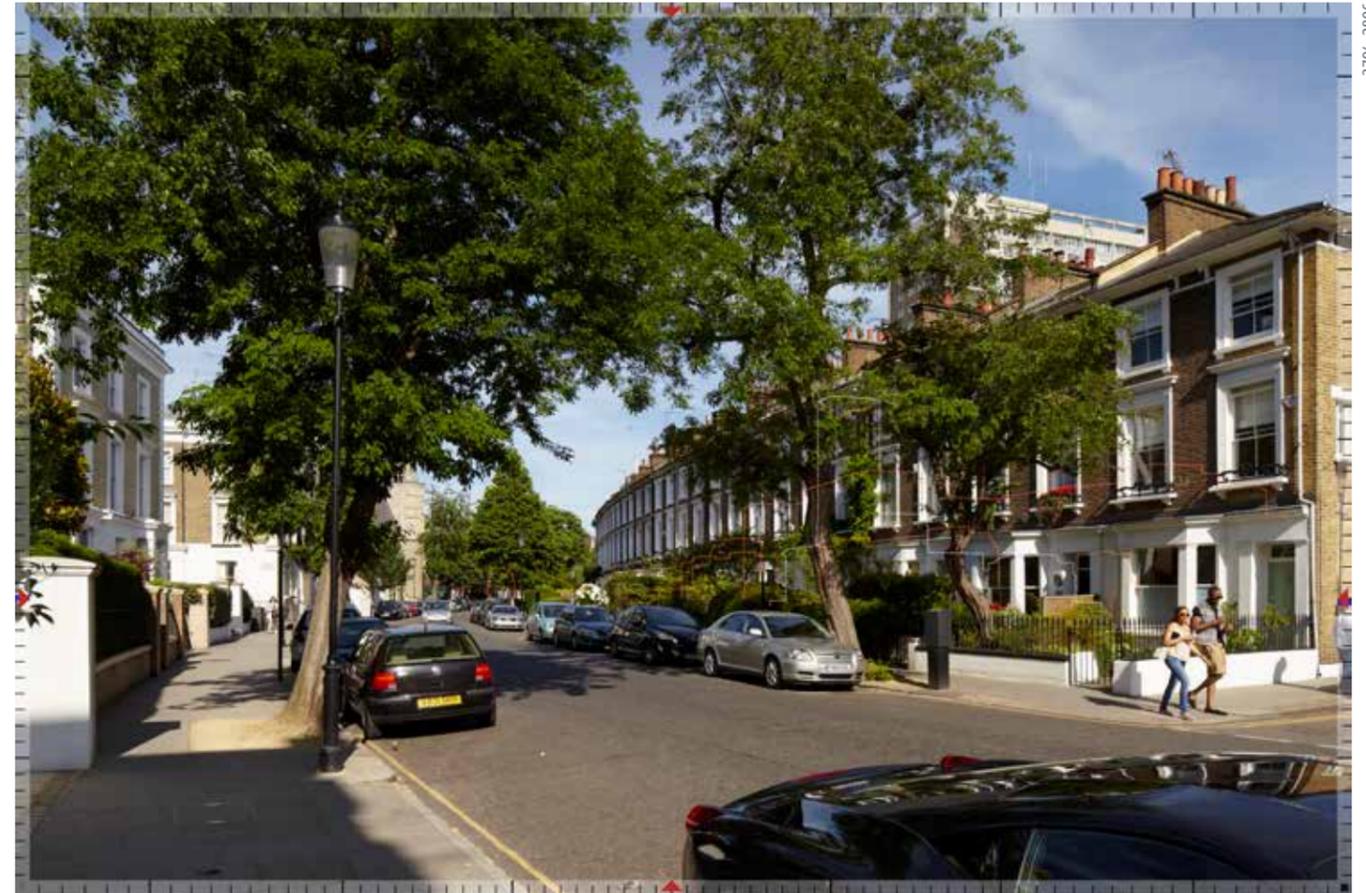
3704_2805

GLA 2018

Proposed 2018

2.141 No change

Significance of impact: neutral



3704_2806

GLA 2018 Cumulative

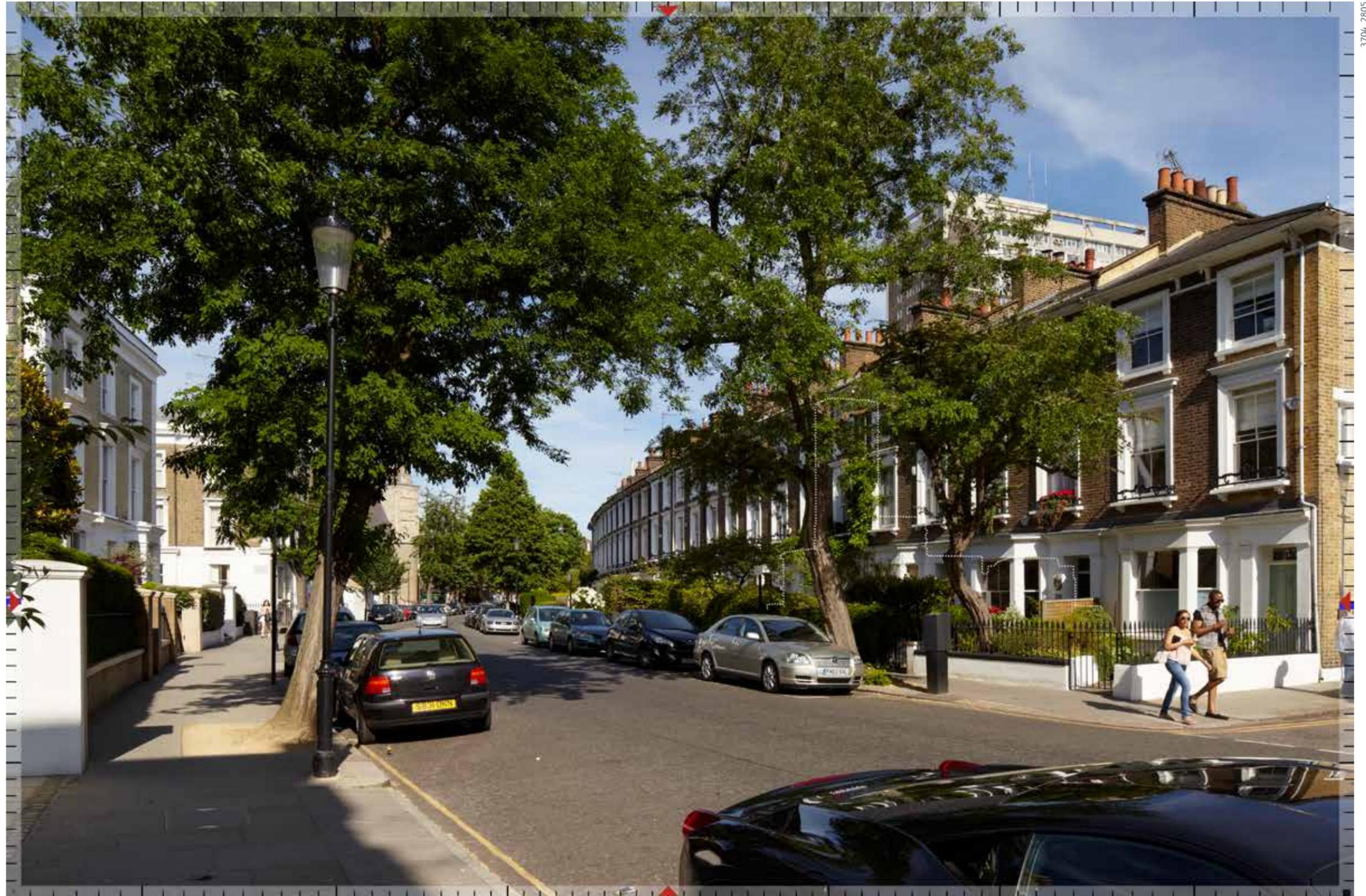
Cumulative

2.142 No change



3704_2808

September 2017



3704_2805

GLA 2018



Existing

Existing

- 2.143 This south-easterly view in the Ladbroke Conservation Area includes three-four storey stucco rendered mid-19th century residential buildings. Campden Hill Tower defines the western end of the Notting Hill Gate District Centre on the right, but Newcombe House is not visible.



September 2017

Proposed 2017

- 2.144 The Proposed Development will be a new addition to the skyline beyond the conservation area. The upper portion of the north and west faces of the Corner Building of the Proposed Development will be visible in the distance. Its Portland stone facing will complement the coloration of the foreground buildings; the vertical window strips will articulate its form. The eastern end of the Notting Hill Gate District Centre, and the underground station, will be provided with a high quality landmark. The significance of the Ladbroke Conservation Area will be left unharmed.

Significance of impact: minor, neutral



3704_6955



3704_6956

GLA 2018

Proposed 2018

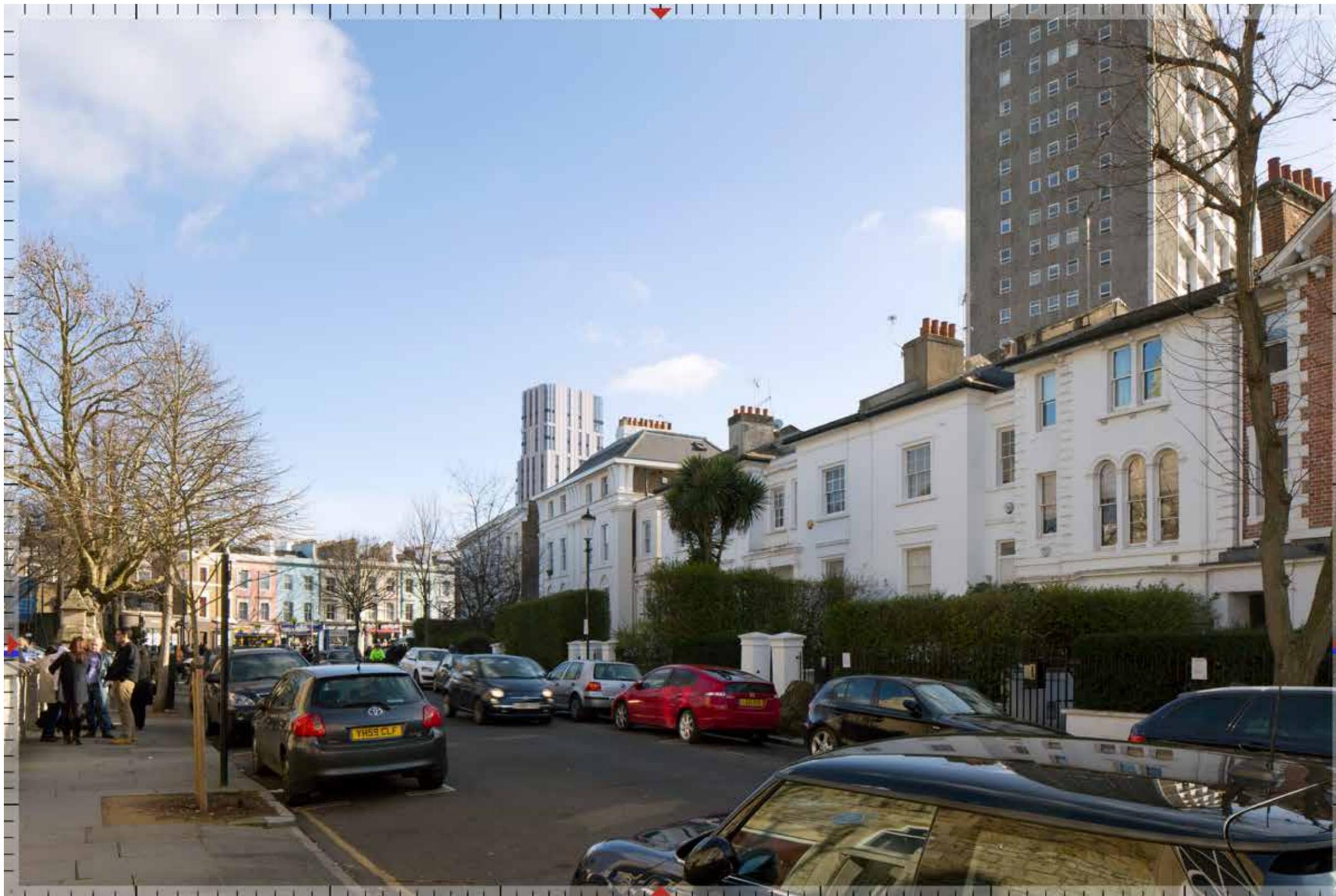
2.145 No change

Significance of impact: minor, neutral

GLA 2018 Cumulative

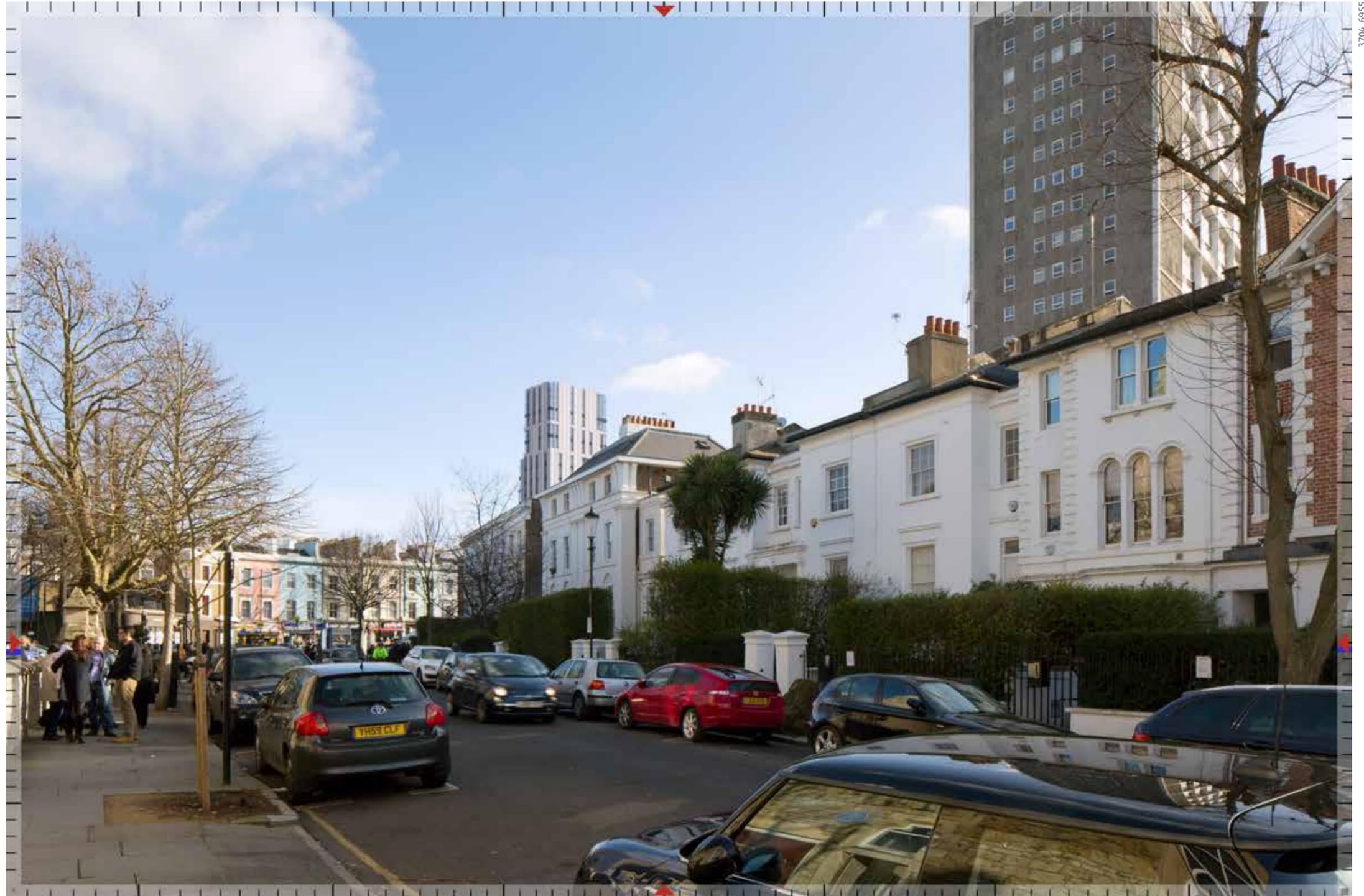
Cumulative

2.146 No change



3704_6958

September 2017



3704_6955

GLA 2018



Existing

Existing

- 2.147 The urban context is described in the day view above. At dusk, the street lights and emit the strongest light – particularly the commercial units ahead, with random subdued lighting from the residential interiors of the terrace and Campden Hill Tower, which vary with occupancy.



September 2017

Proposed 2017

- 2.148 The residential interiors of the Corner Building of the Proposed Development will emit low levels of light, complementary to that emanating in the foreground. The street lights will continue to provide the strongest levels of light. The settings of the heritage assets will be left unharmed.

Significance of impact: minor, neutral



3704_6965

GLA 2018

Proposed 2018

2.149 No change

Significance of impact: minor, neutral

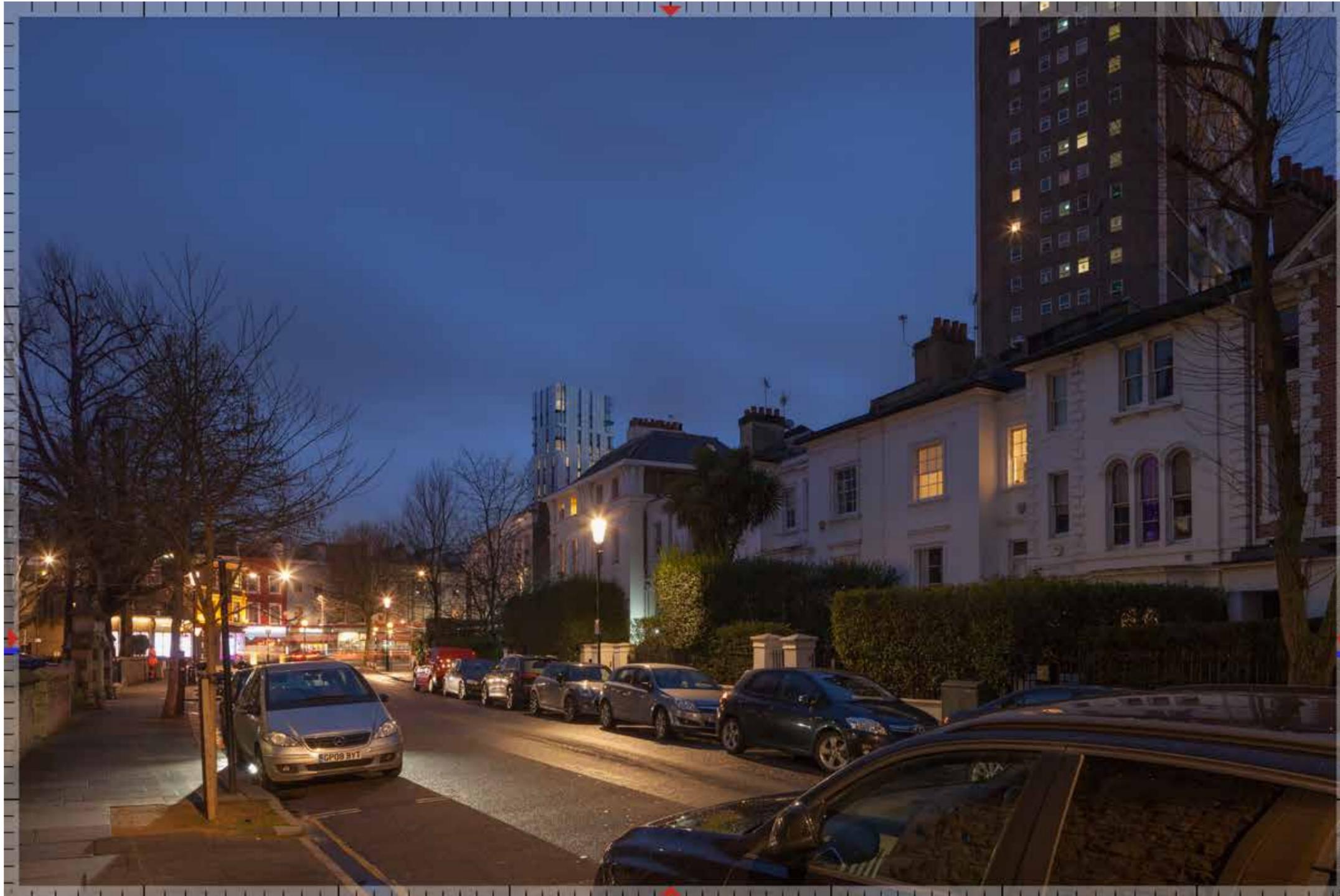


3704_6966

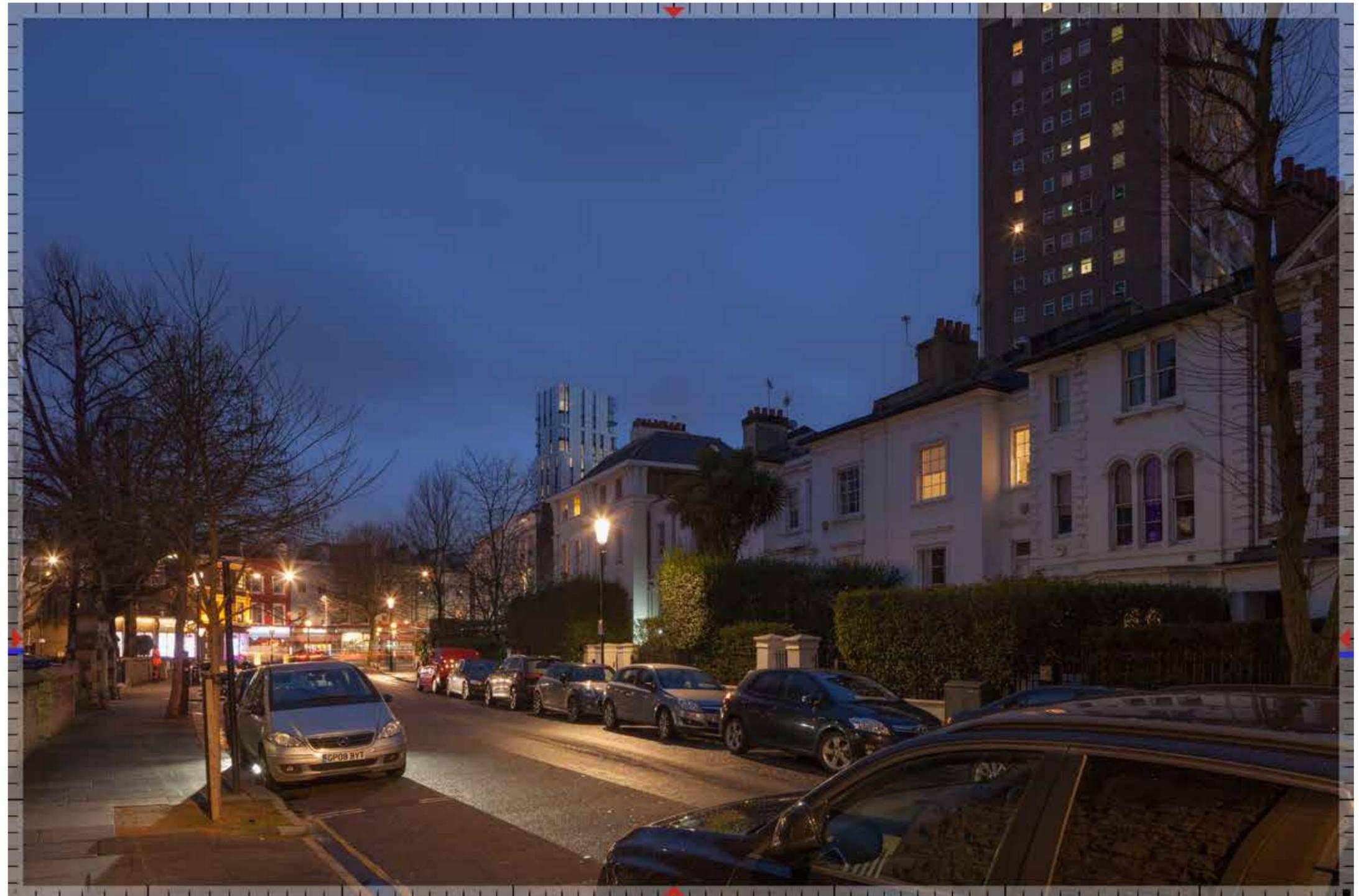
GLA 2018 Cumulative

Cumulative

2.150 No change



September 2017



3704_6965

GLA 2018



Existing

Existing

- 2.151 This view looks south down the avenue of trees along Pembridge Place within the Pembridge Conservation Area. Newcombe House is not visible.



September 2017

Proposed 2017

- 2.152 The top of the north elevation of the Corner Building of the Proposed Development may be visible through the screen of trees in winter, though it will be a distant form, and its Portland stone elevations will make it a recessive component of the view. If noticed at all it will landmark the Notting Hill station, assisting in wayfinding, while leaving the significance of the Pembridge Conservation Area unharmed.

Significance of impact: minor, neutral



3704_7955

GLA 2018

Proposed 2018

2.153 No change

Significance of impact: minor, neutral



3704_7956

GLA 2018 Cumulative

Cumulative

2.154 No change



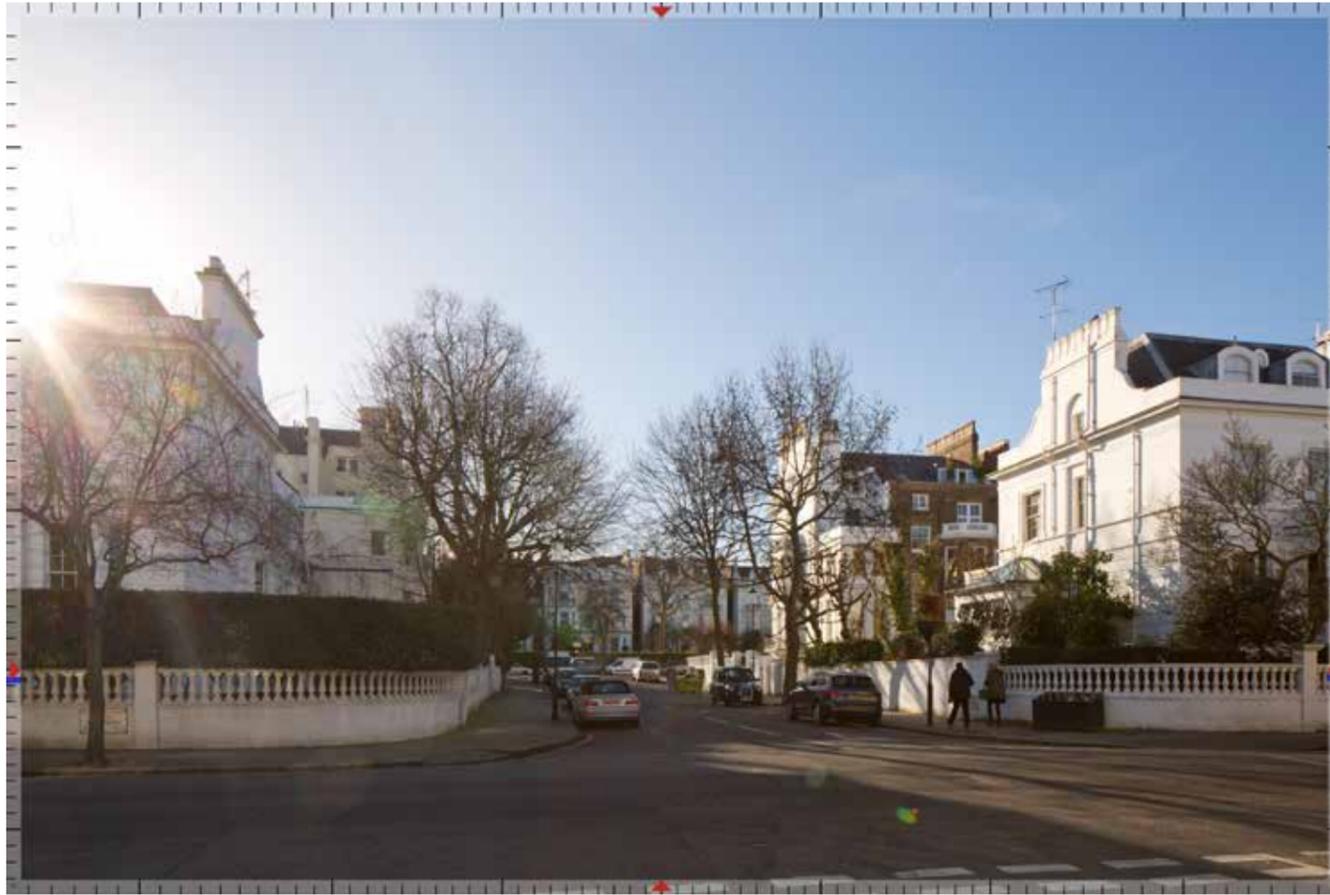
3704_7958

September 2017



3704_7955

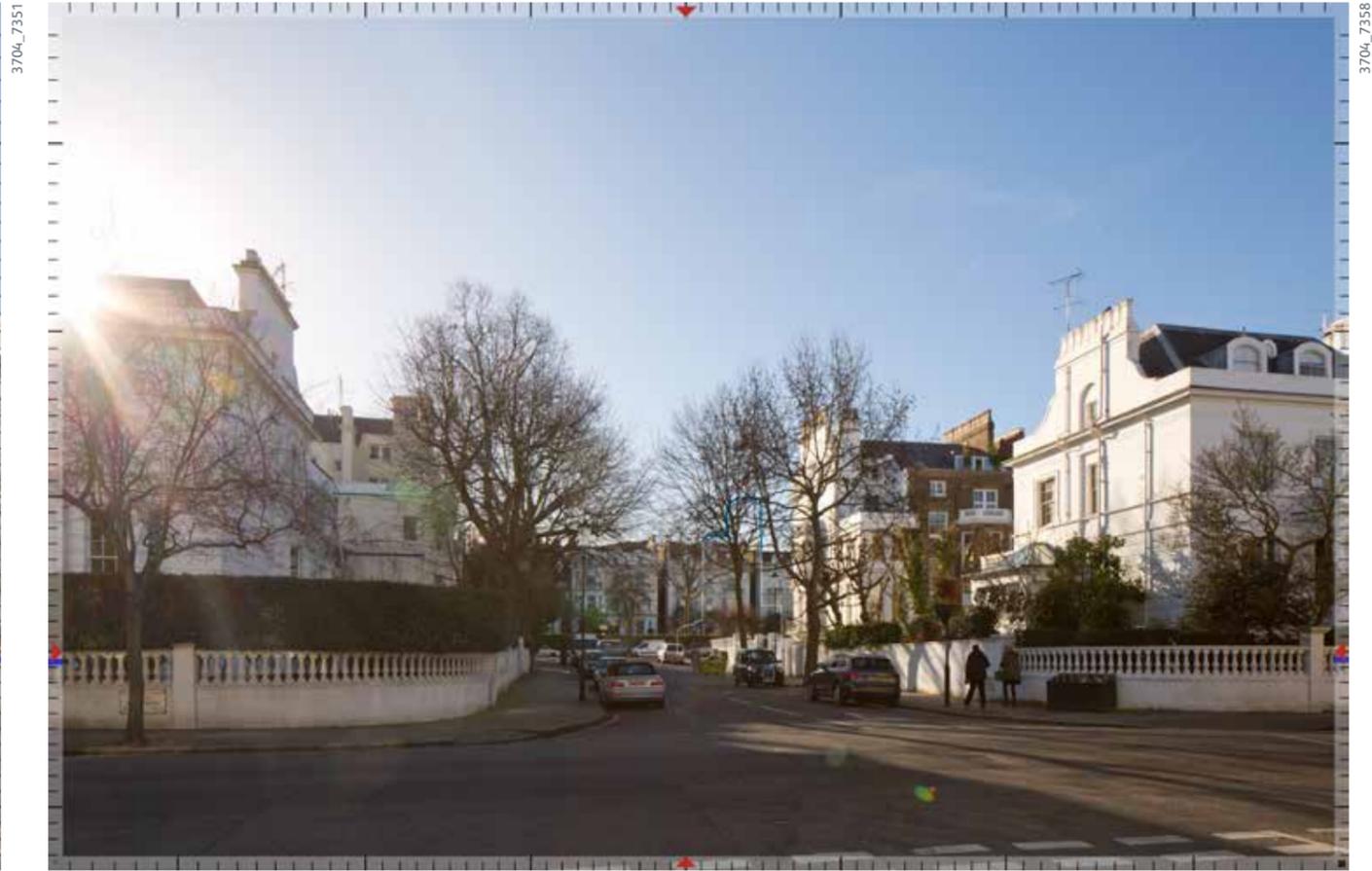
GLA 2018



Existing

Existing

- 2.155 From further south along Pembridge Place, the rear of two of the listed buildings on Pembridge Square are visible. Newcombe House is not visible.

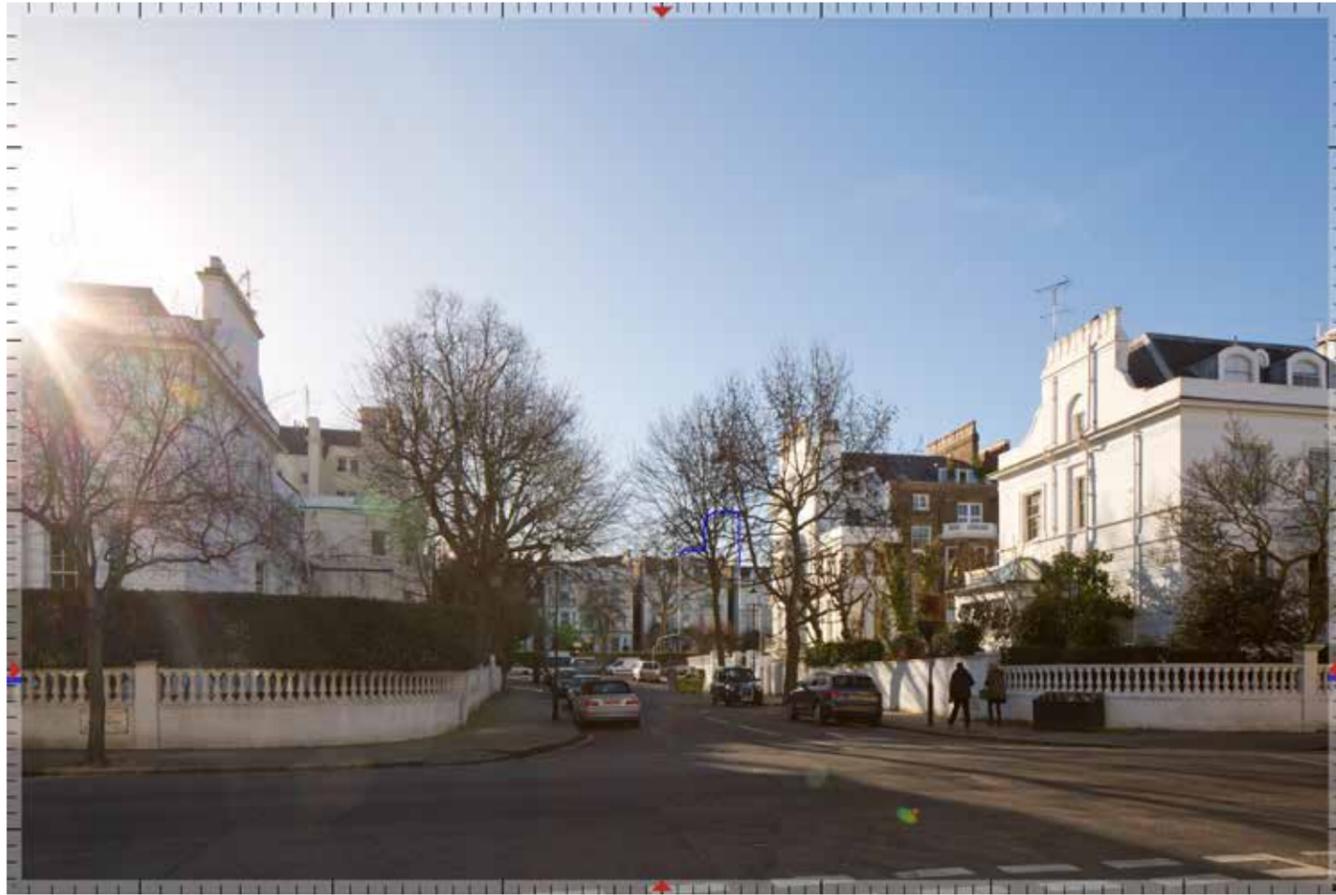


September 2017

Proposed 2017

- 2.156 The top of the north elevation of the Corner Building of the Proposed Development may be visible through the screen of trees in winter, though it will be a distant form, and its Portland stone elevations will make it a recessive component of the view. If noticed at all it will landmark the Notting Hill station, assisting in wayfinding, while leaving the significance of the Pembridge Conservation Area unharmed.

Significance of impact: minor, neutral



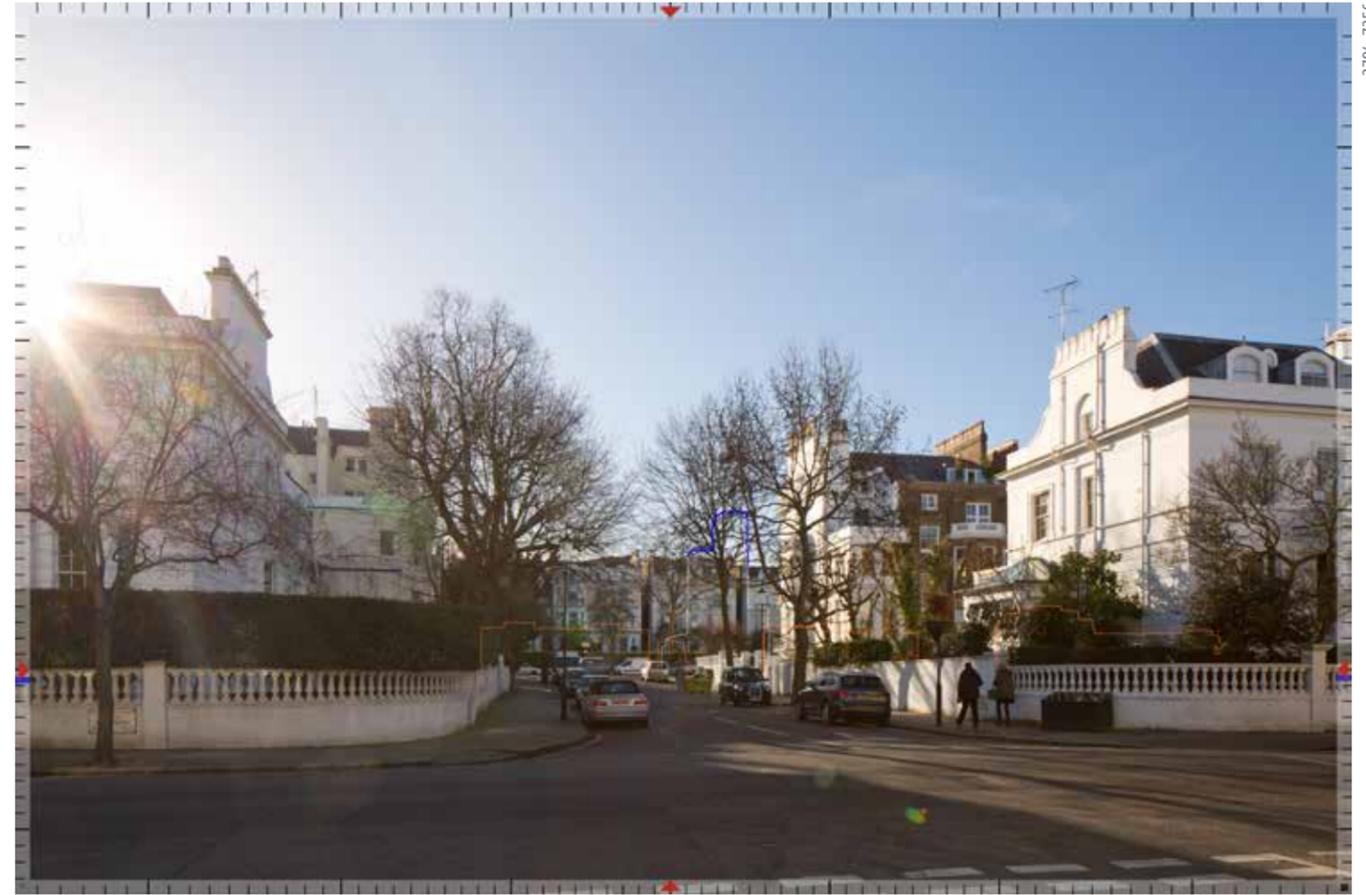
3704_7355

GLA 2018

Proposed 2018

2.157 No change

Significance of impact: minor, neutral

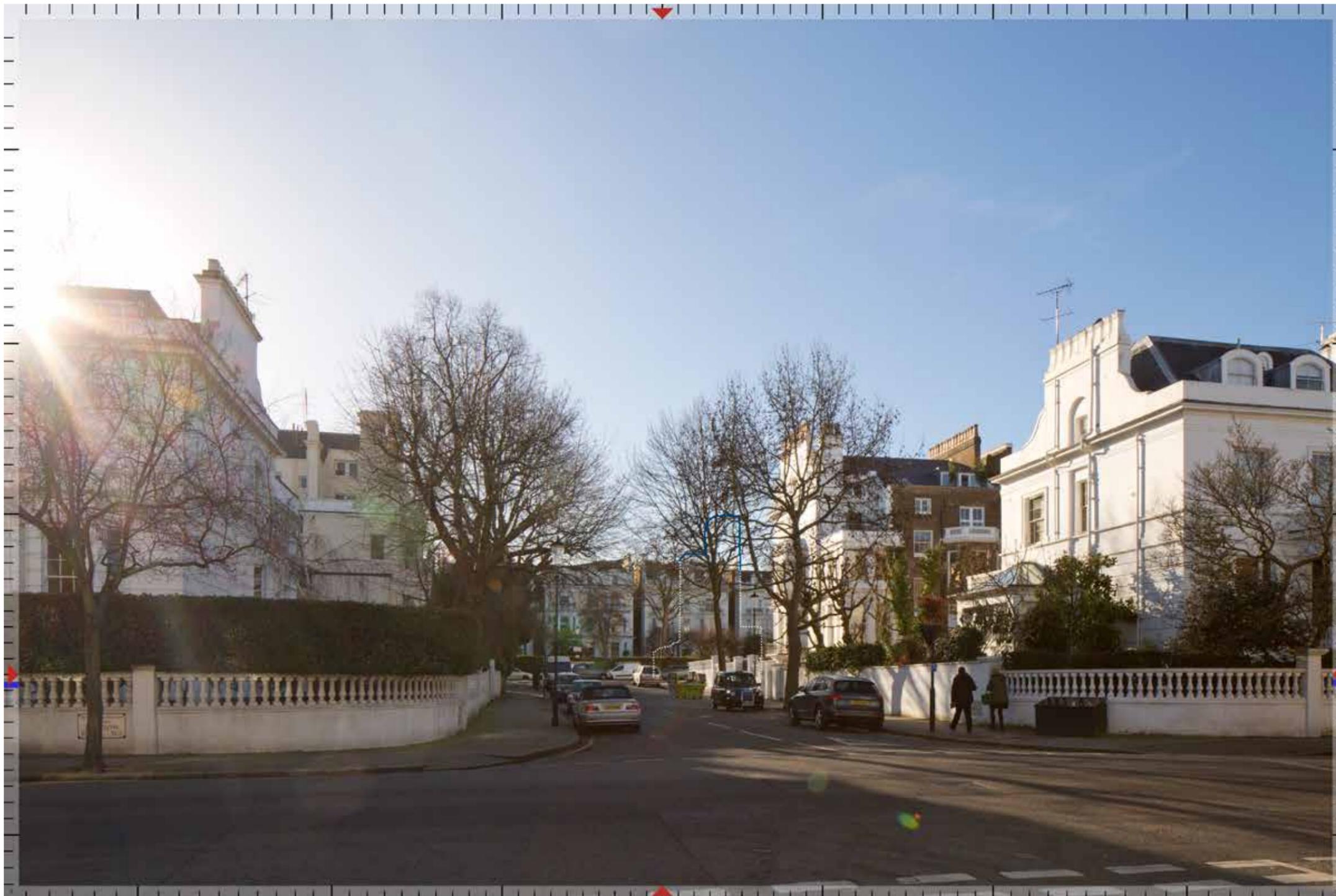


3704_7356

GLA 2018 Cumulative

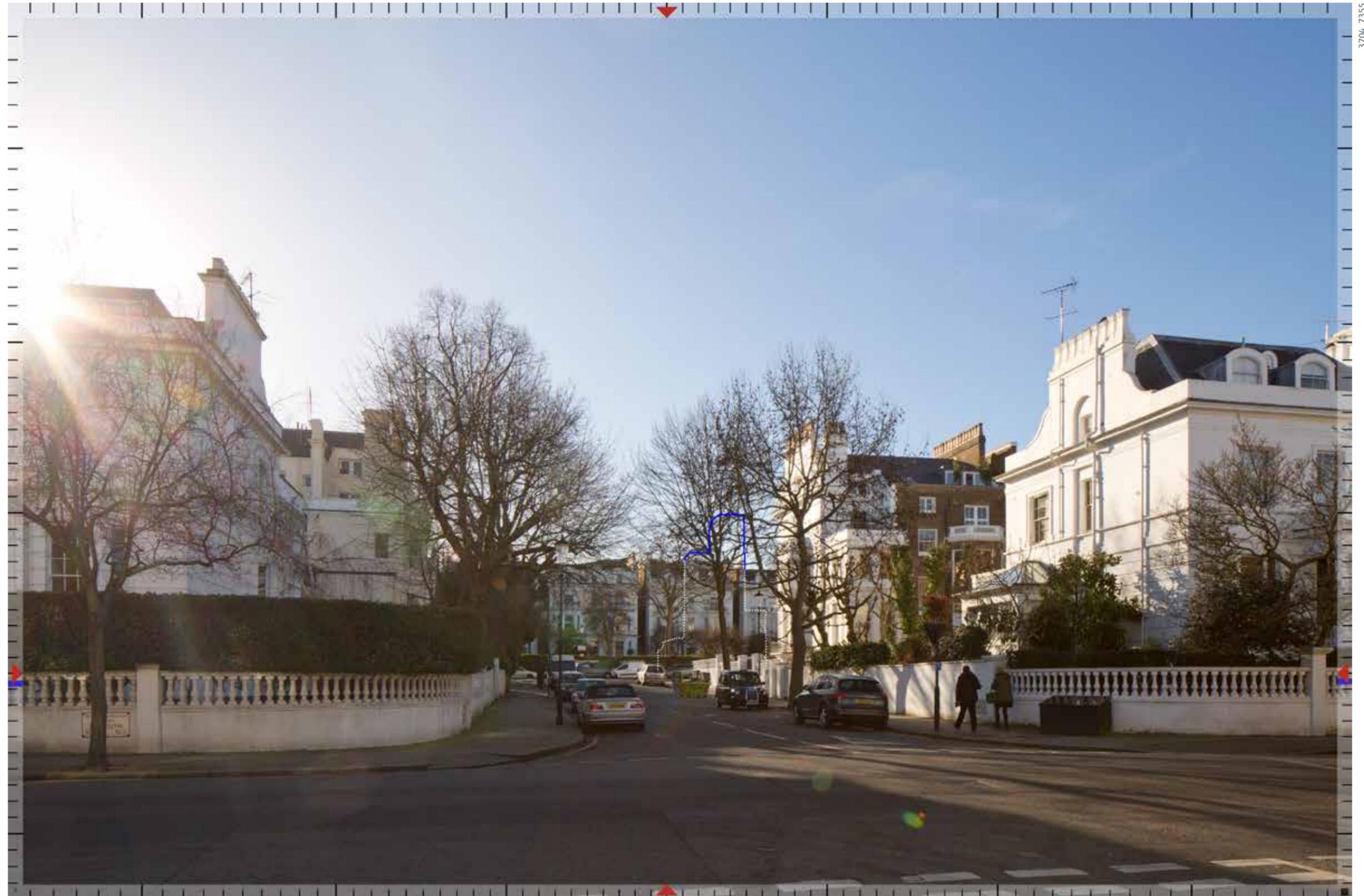
Cumulative

2.158 No change



3704_7358

September 2017



3704_7355

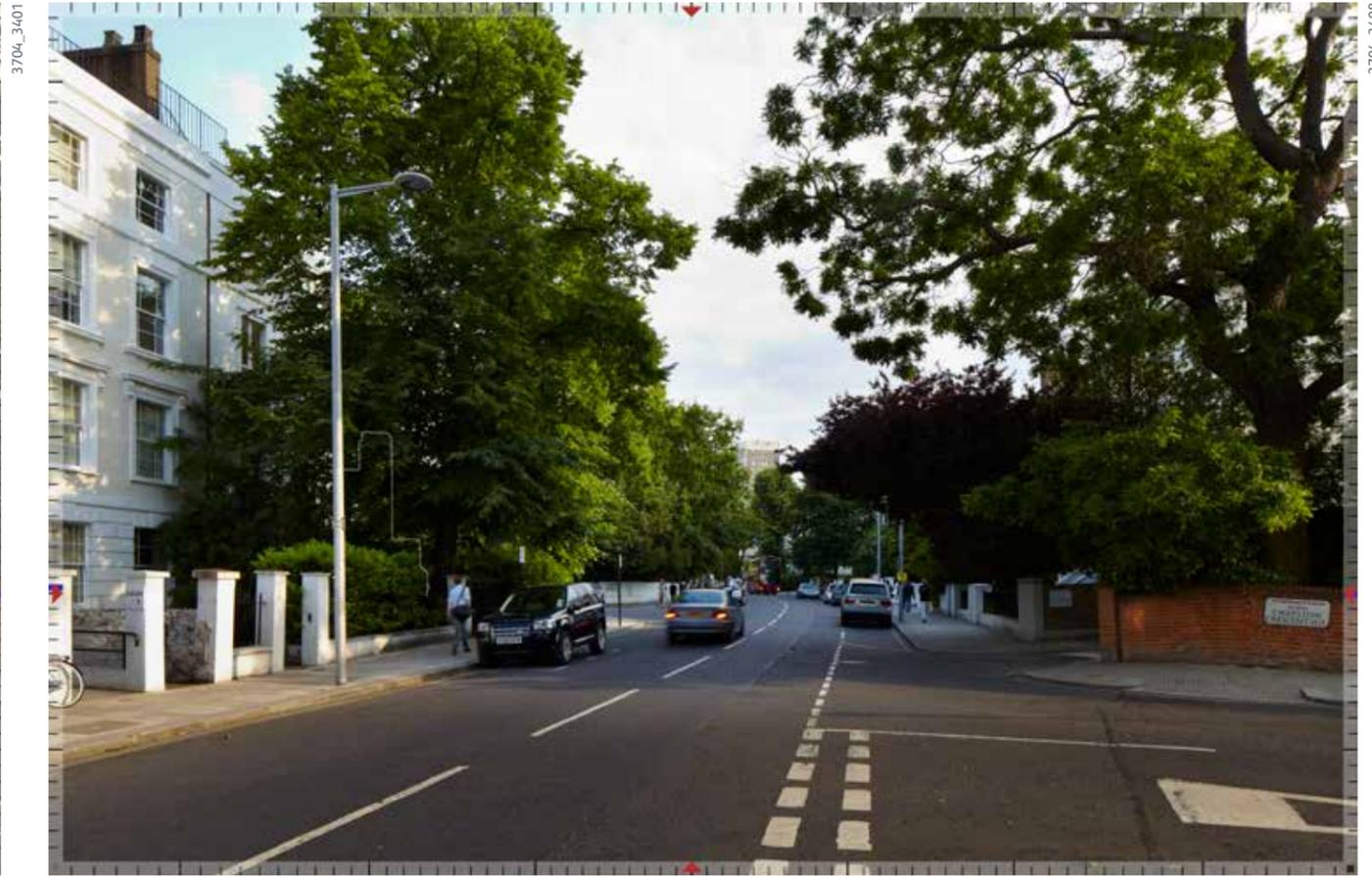
GLA 2018



Existing

Existing

- 2.159 This view south in the Pembridge Conservation Area, with the rear of a listed house to the east (but screened in summer by trees), has a three/four storey 19th century terrace of houses to the west. The heavily tree-lined avenue street vista is terminated by Campden Hill Tower.



September 2017

Proposed 2017

- 2.160 No change.

Significance of impact: neutral



3704_3405

GLA 2018

Proposed 2018

2.161 No change

Significance of impact: neutral



3704_3406

GLA 2018 Cumulative

Cumulative

2.162 No change



3704_3408

September 2017



3704_3405

GLA 2018



Existing

Existing

2.163 This south-westerly view from Pembridge Square, through the central Gardens, within the Pembridge Conservation Area, has multiple listed four/five storey detached stucco rendered houses to the south and southwest of the Square. The plain brickwork of an inter-war 'modern' block of flats contrasts with the original stucco of the adjacent listed properties, but maintains their height and sense of enclosure. Newcombe House is not visible.



September 2017

Proposed 2017

2.164 No change.

Significance of impact: neutral



3704_3505



3704_3506

GLA 2018

Proposed 2018

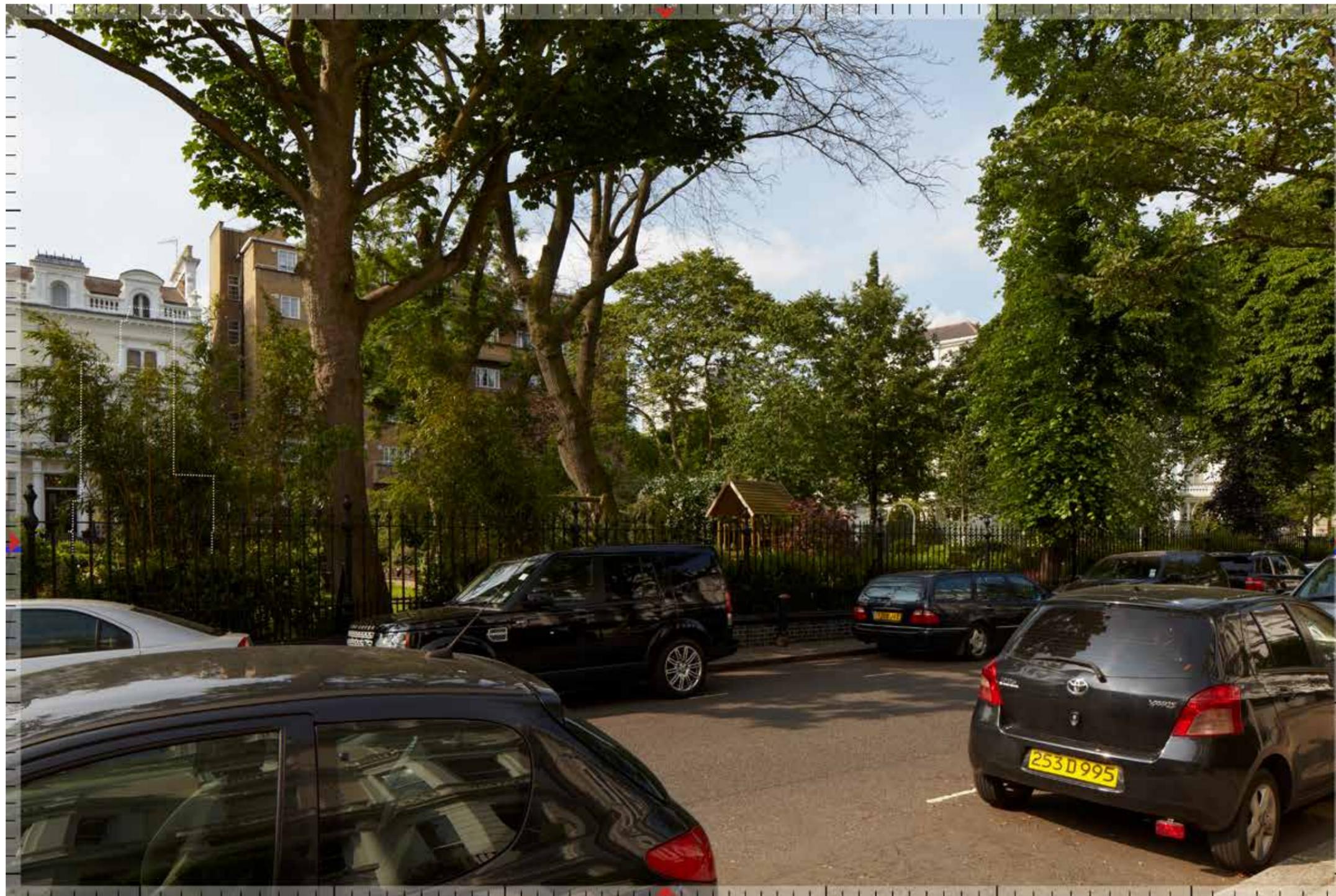
2.165 No change

Significance of impact: neutral

GLA 2018 Cumulative

Cumulative

2.166 No change



September 2017



3704_3505

GLA 2018



Existing

Existing

- 2.167 This southerly view from within the Pembridge Conservation Area is taken where the mid-19th century Italian Renaissance style terraced houses create a tight enclosure to the street space – a little further north the street enclosure is fragmented by the underground tube line. The four storeys terraced houses, of brickwork with stone dressings including porticos and heavily modelled door and window cases, have a tall, vertical emphasis. Newcombe House, located across Notting Hill Gate, is visible through the corner gap beyond the Grade II listed entrance arch from Linden Gardens, and contrasts with the dominant foreground character.



September 2017

Proposed 2017

- 2.168 The Proposed Development has been designed to complement its historic context: the Corner Building will complement the setting of the foreground buildings. Its East Form will have an apparent height from this view location that coincides with the parapet of the north elevation in Linden Gardens ahead. Its sunlit east elevation relates to Kensington Church Street adjacent to it. The taller Central Form will be mostly concealed: it will be invisible a few steps before, more visible a few steps forward, and will read as a separate urban form. Its high quality design and materials will enhance the setting of the listed entrance arch, and the significance of the conservation area will be left unharmed.

Significance of impact: minor, beneficial



3704_3755

GLA 2018

Proposed 2018

2.169 The small adjustment to the horizontal solid elements on the 4th, 5th and 6th floors of the Corner Building will have a negligible effect at this distance and its overall silhouette will remain unchanged.

Significance of impact: minor, beneficial



3704_3756

GLA 2018 Cumulative

Cumulative

2.170 No change



3704_3758

September 2017



3704_3755

GLA 2018



Existing

Existing

- 2.171 This southerly view along the southern end of Pembridge Gardens is located within the Pembridge Conservation Area. The street is lined with Grade II listed mid/late 19th century terraces four storeys tall including attics, with roof dormers above. A 'bottle neck' narrows the street where it meets Notting Hill Gate with two modern buildings: the earlier of the two on the left exposes its brick party wall, detracting from the otherwise 'whiteness' of the street. Newcombe House rises to one side across Notting Hill Gate, and David Game House, with its multi-coloured spandrel panels concludes the street vista. Pembridge Gardens has an established modern urban context that includes a tall building, but the quality of the modern architecture is poor.



September 2017

Proposed 2017

- 2.172 The Proposed Development has been designed to complement its historic context: the slender and elegant silhouette, Portland stone cladding, and careful detailing of the Corner Building will complement the setting of the foreground buildings. The Proposed Development will not be visible from the opposite pavement (see view 38a below). The significance of the conservation area and the settings of the listed buildings will be left unharmed.

Significance of impact: major, neutral



3704_3615

GLA 2018

Proposed 2018

2.173 A very small part of the rooftop planting of WPB3 may be noticeable from here above the modern end block of Pembridge Gardens, but its effect on the listed buildings in view will be negligible.

Significance of impact: major, neutral

See also recent update of this view in Appendix A1, Supplementary View R38.



3704_3616

GLA 2018 Cumulative

Cumulative

2.174 Part of the northern elevation of David Game House will conclude the street vista, and 66-74 Notting Hill Gate will increase the bulk and mass of the left-hand part of the 'bottle neck', concealing the small part of WPB3 that would otherwise be visible, and will have a visual relationship with the Proposed Development beyond. Their impact on the street view will be moderate. They will leave the heritage assets in view unharmed.

Significance of impact: major, neutral



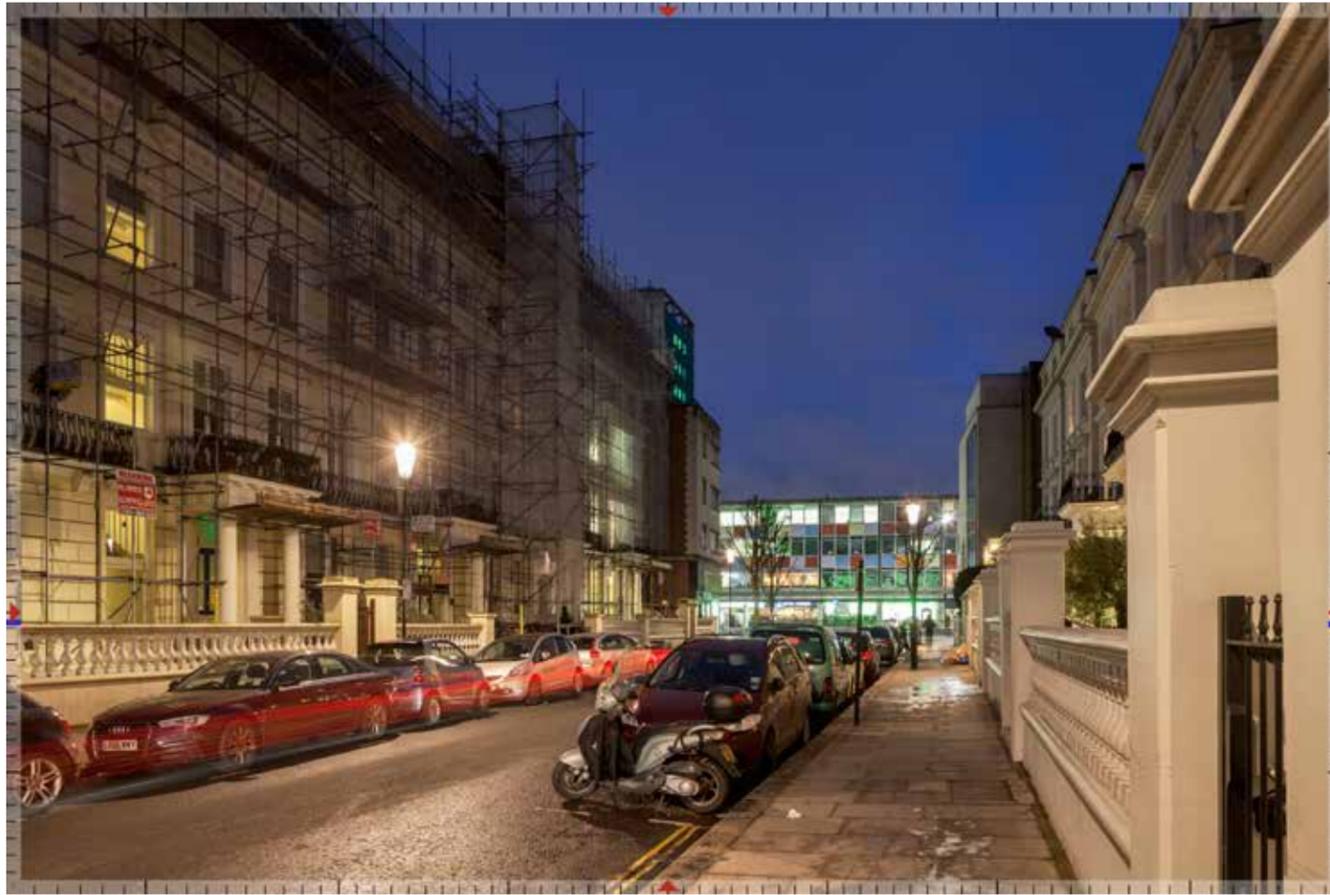
3704_3618

September 2017



3704_3615

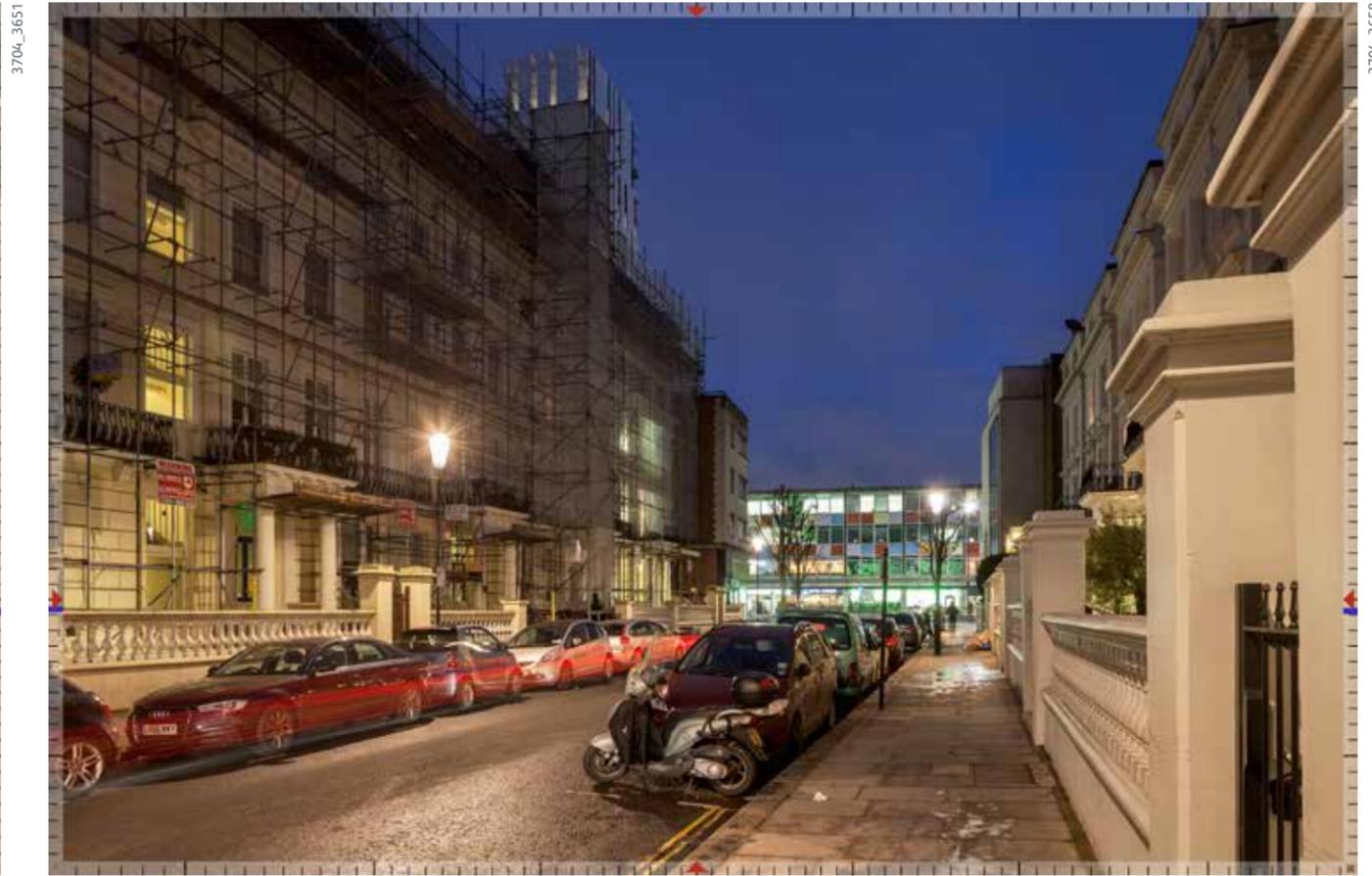
GLA 2018



Existing

Existing

- 2.175 The urban context is described in the day view above. At dusk, the street lights and the office interiors of David Game House emit the strongest light, with random subdued lighting from the residential interiors of the terraces, which vary with occupancy.

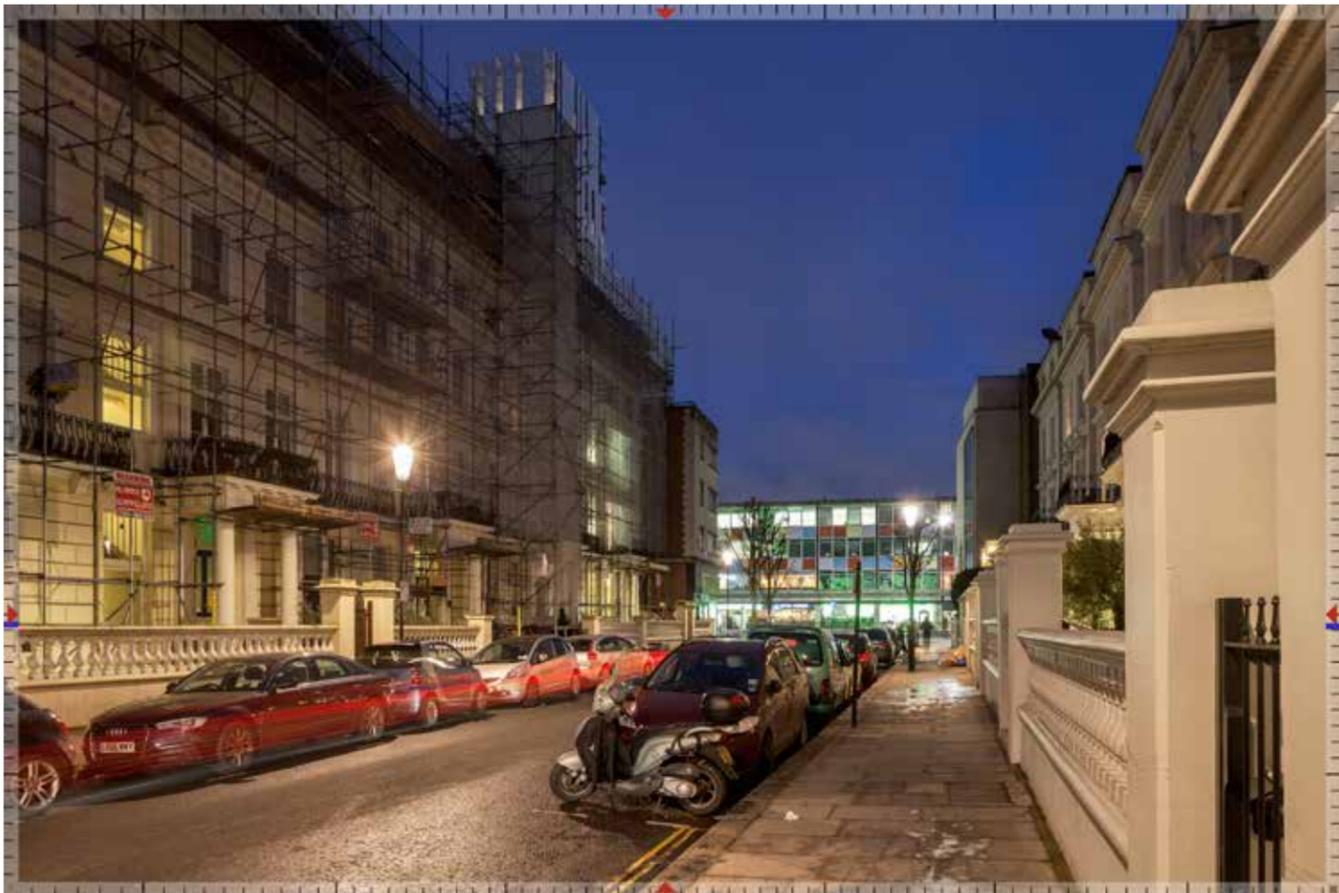


September 2017

Proposed 2017

- 2.176 The residential interiors of the Corner Building of the Proposed Development will emit low levels of light, complementary to that emanating from the residential terrace in the foreground. The street lights and the office interiors of David Game House will continue to provide the strongest levels of light. The settings of the heritage assets will be left unharmed.

Significance of impact: major, neutral



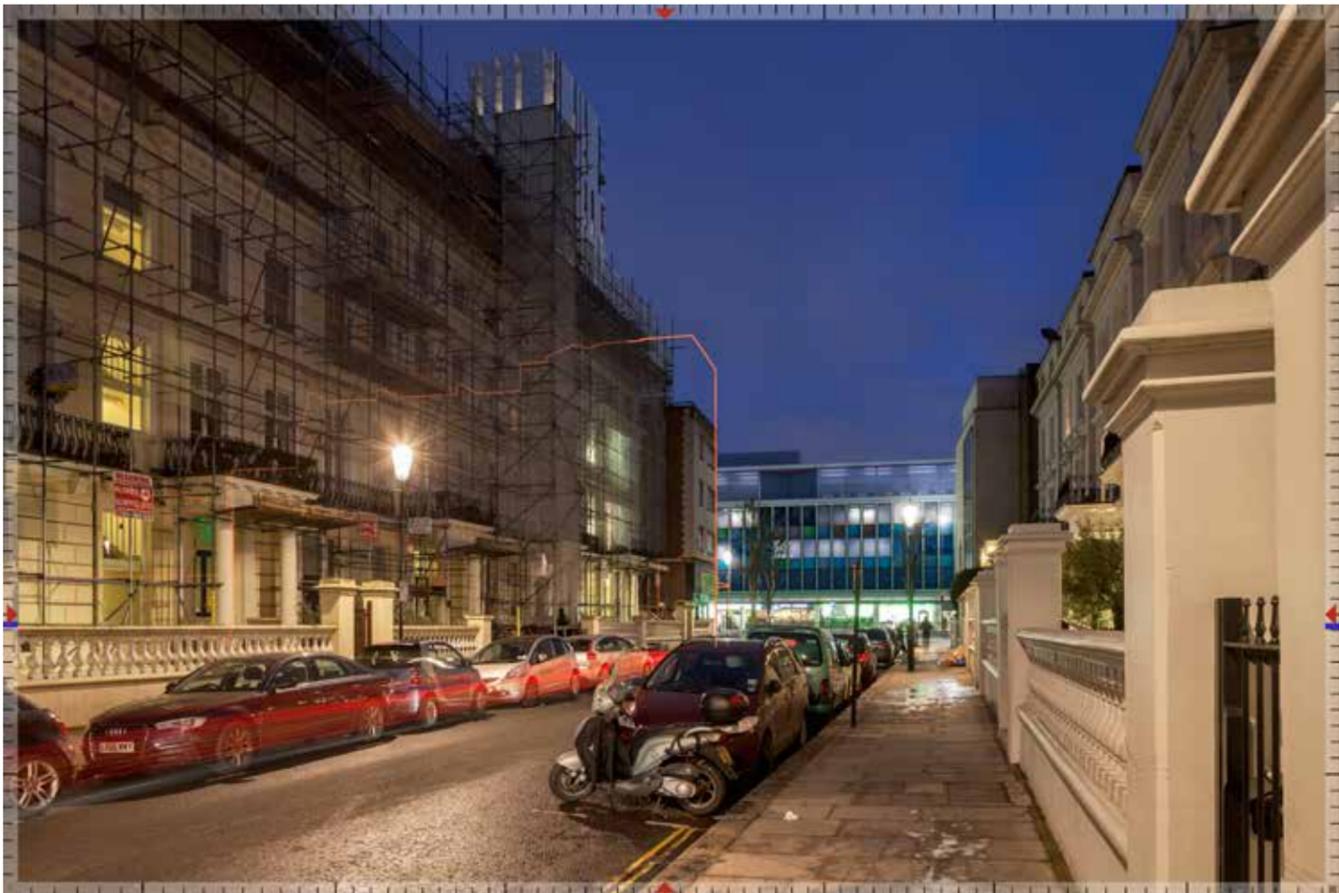
3704_3655

GLA 2018

Proposed 2018

2.177 The very small part of the rooftop planting of WPB3 would not be visible at dusk.

Significance of impact: major, neutral



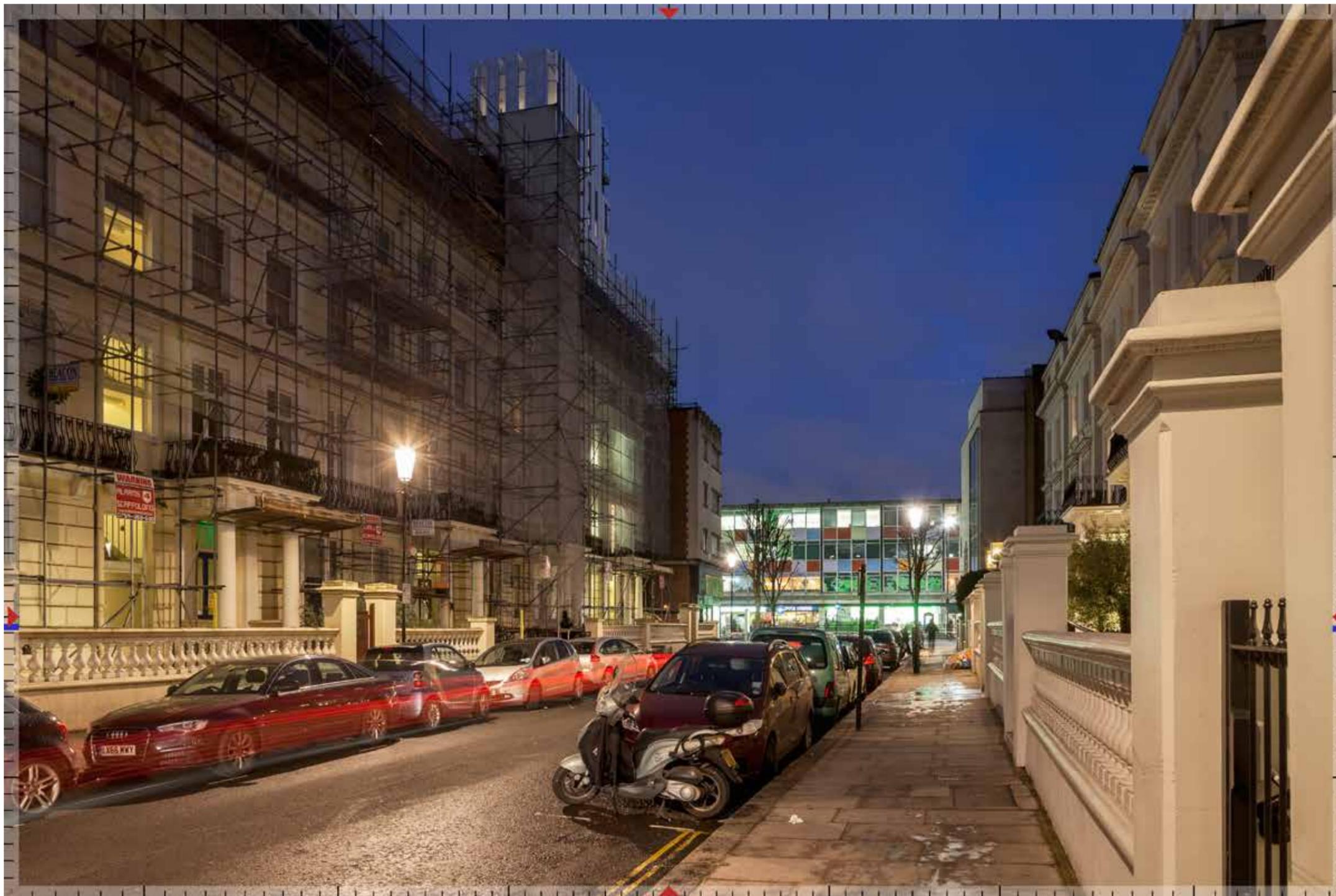
3704_3656

GLA 2018 Cumulative

Cumulative

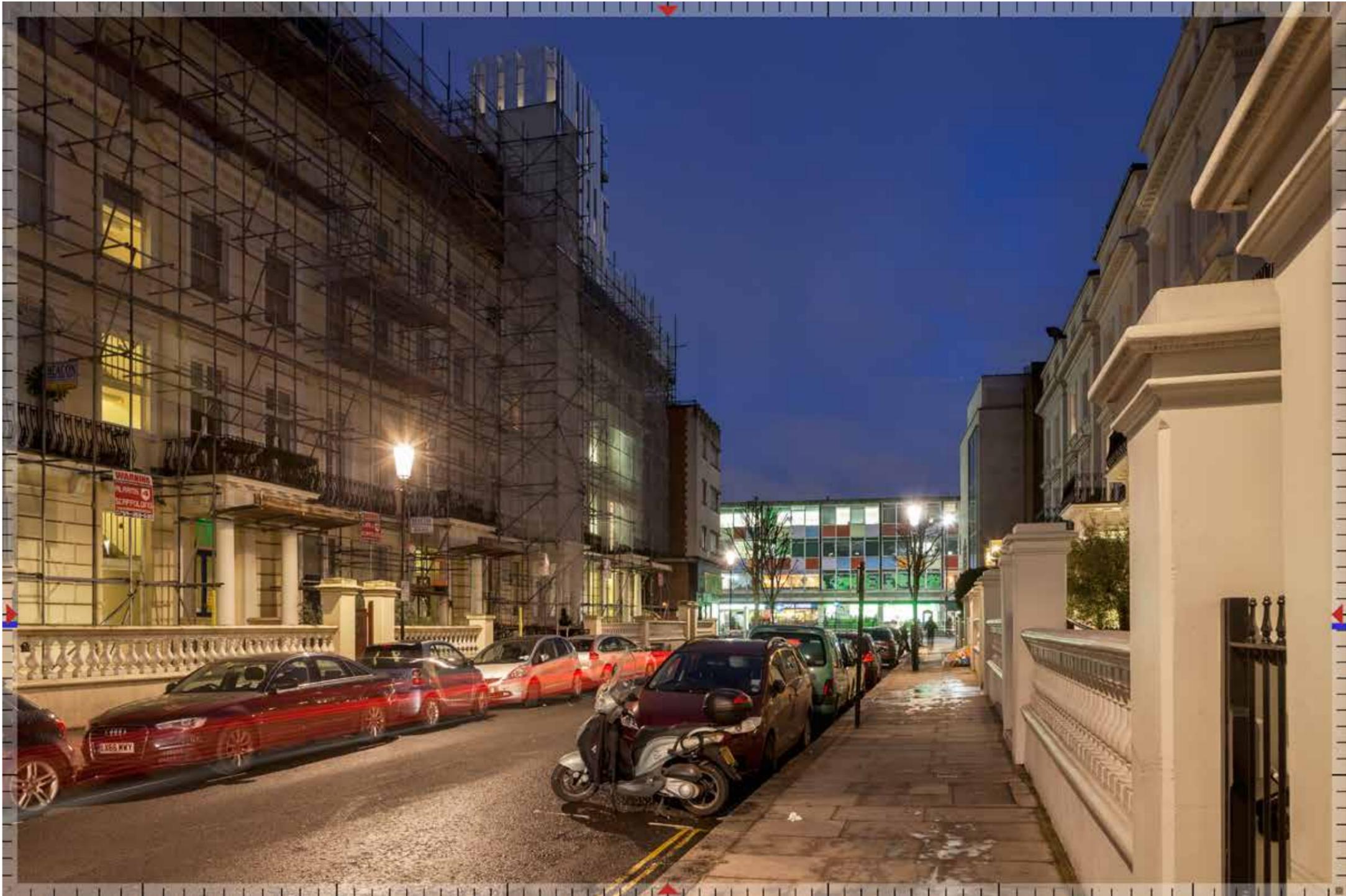
2.178 Part of the northern elevation of David Game House will conclude the street vista: its modern office interiors are likely to emit a uniform level of light when occupied. 66-74 Notting Hill Gate will increase the bulk and mass of the left hand part of the 'bottle neck', and will have a visual relationship with the Proposed Development beyond. Their impact on the street view will be moderate. They will leave the heritage assets in view unharmed.

Significance of impact: major, neutral



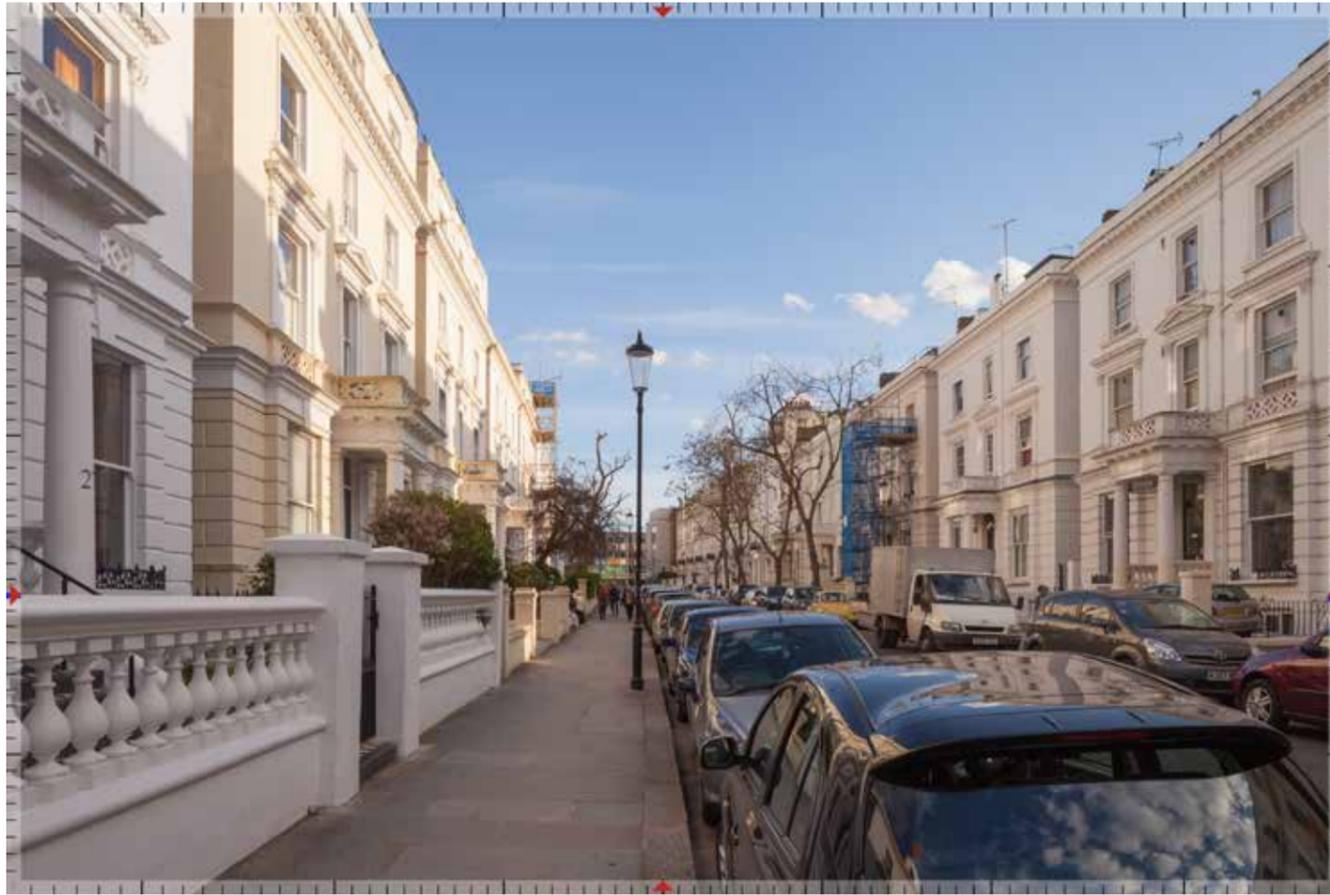
3704_3658

September 2017



3704_3655

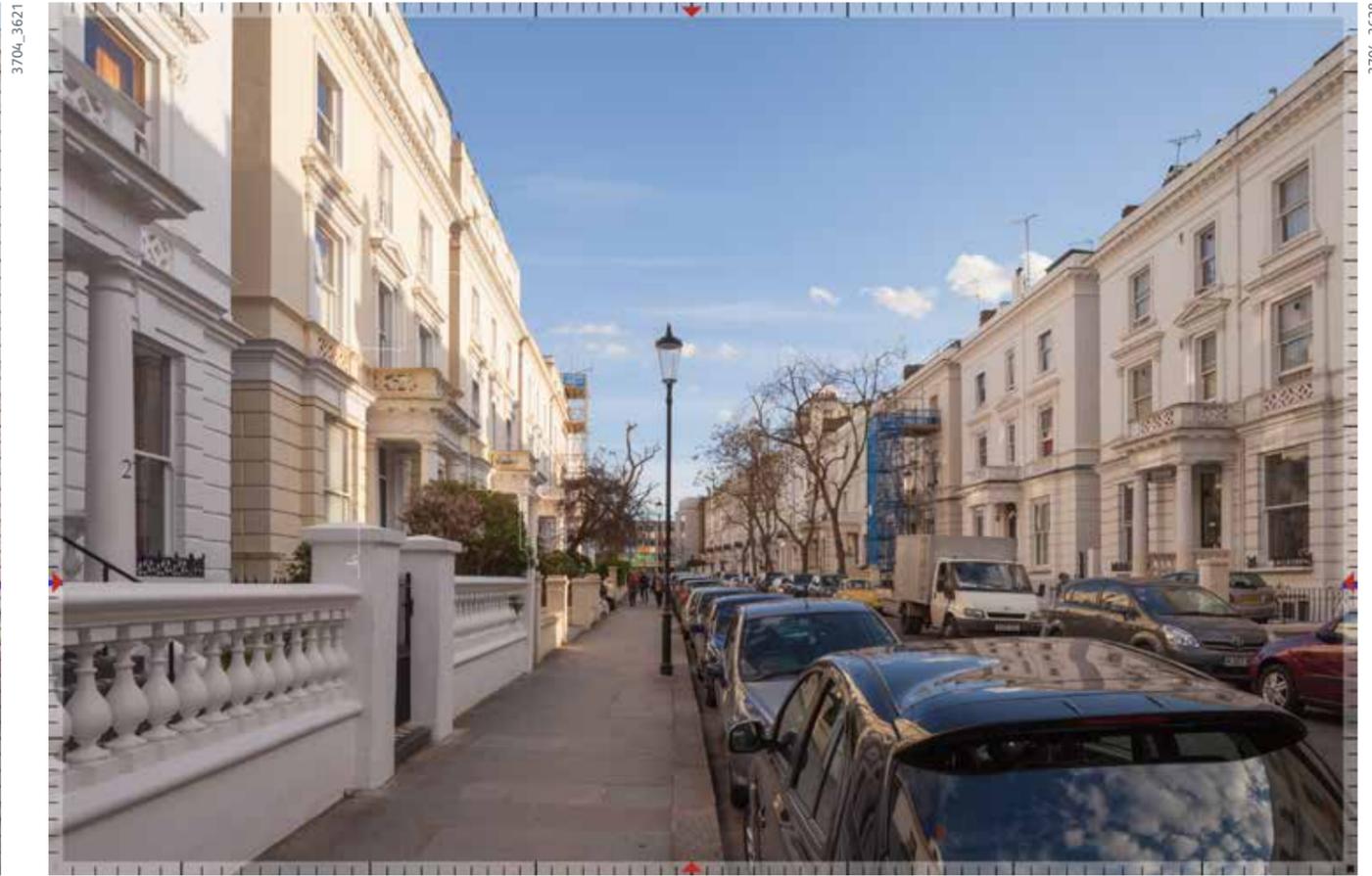
GLA 2018



Existing

Existing

2.179 This southerly view along the southern end of Pembridge Gardens is located within the Pembridge Conservation Area, further north and from the opposite side of the road to view 38. The street is lined with Grade II listed mid/late 19th century terraces four storeys tall including attics, with roof dormers above. David Game House, with its multi-coloured spandrel panels will be concludes the street vista, though will be largely screened by trees.

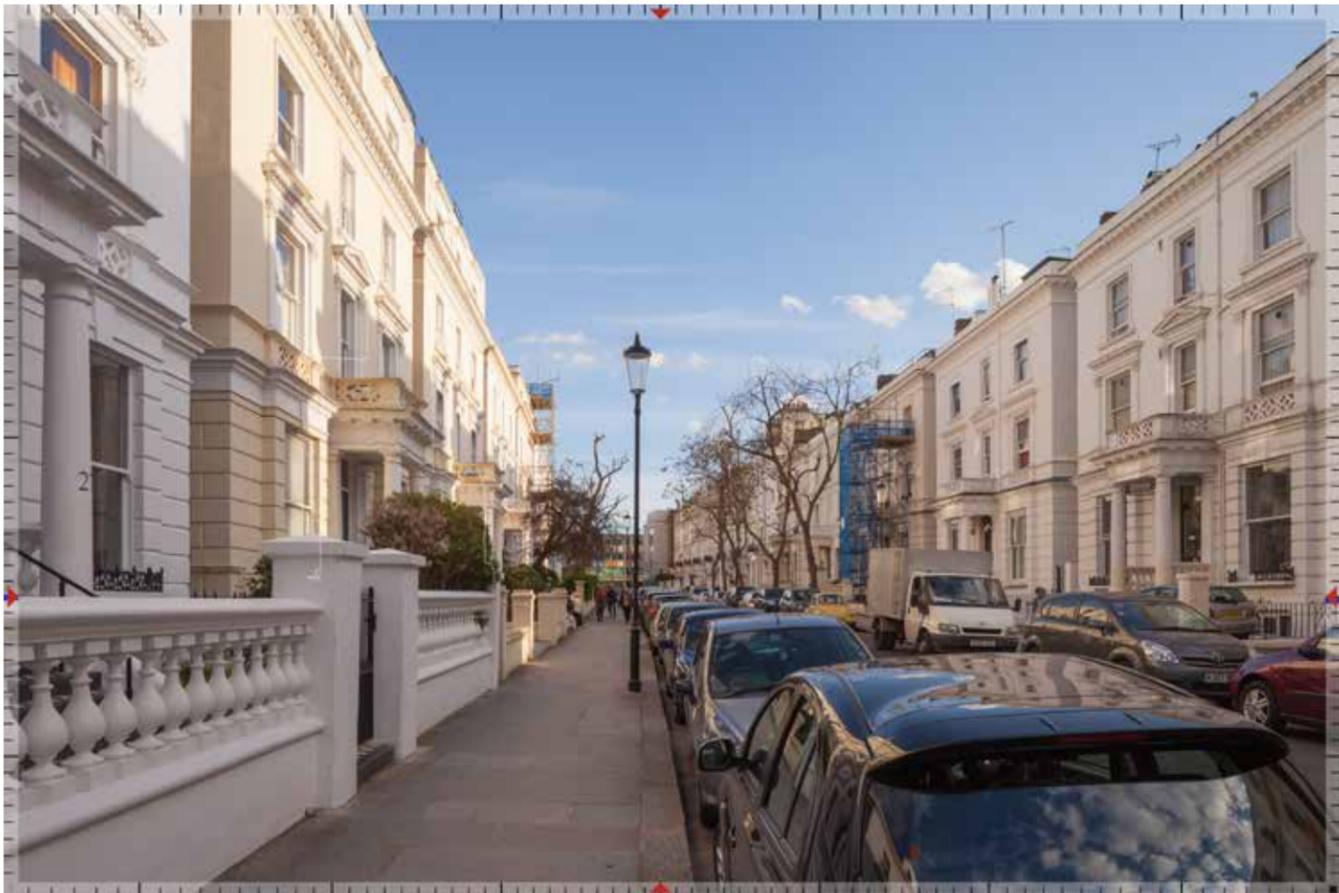


September 2017

Proposed 2017

2.180 No change.

Significance of impact: neutral



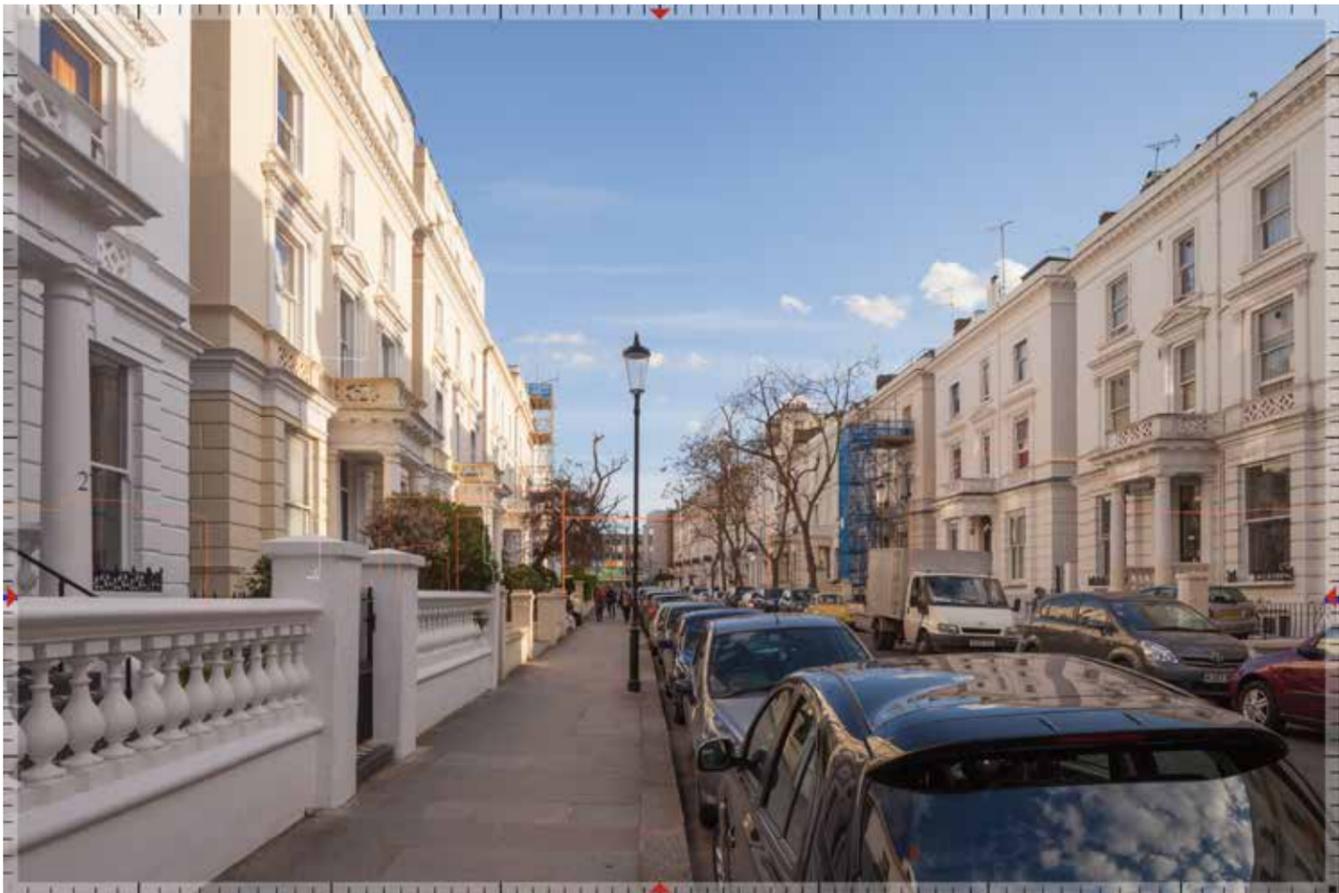
3704_3625

GLA 2018

Proposed 2018

2.181 No change

Significance of impact: neutral



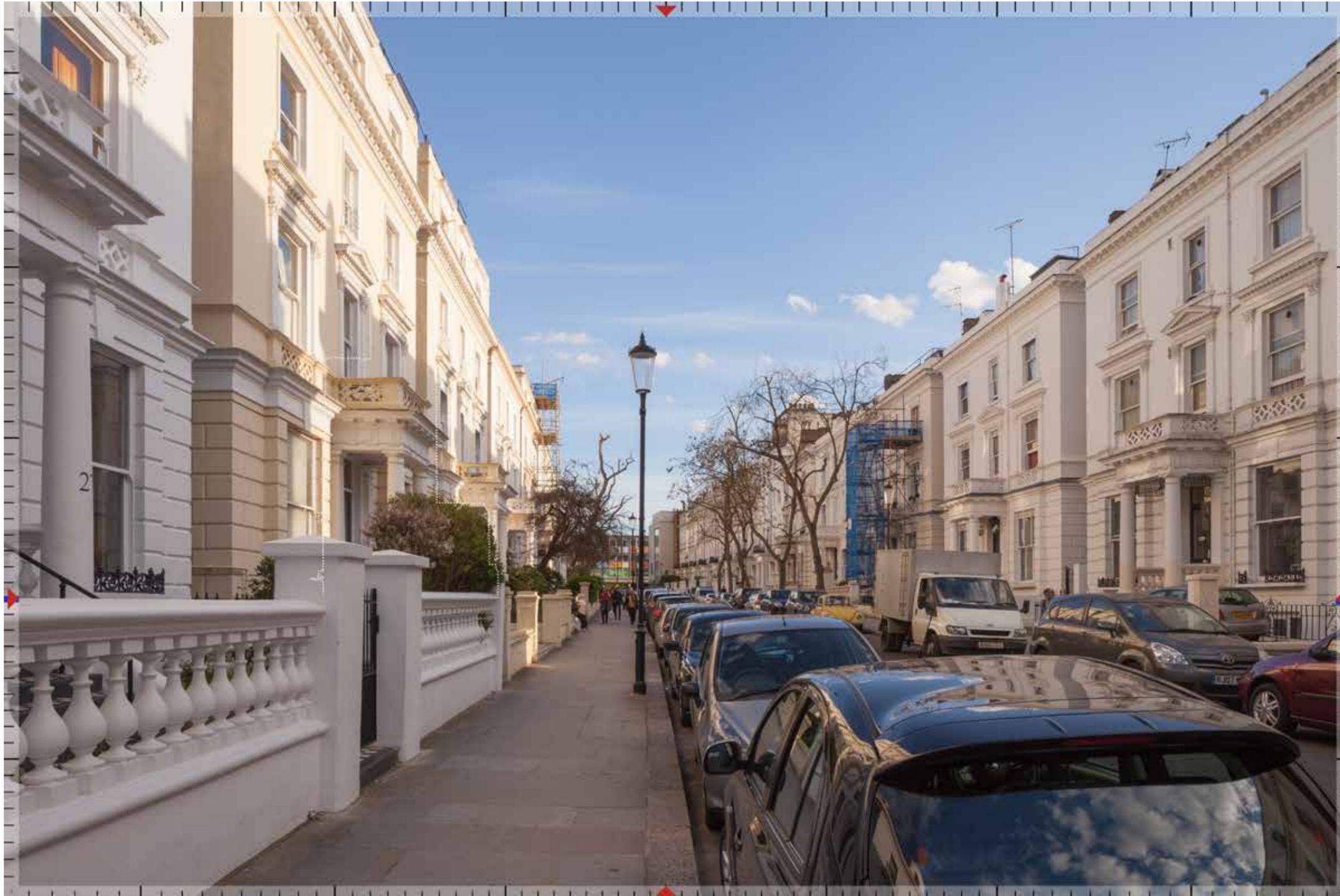
3704_3626

GLA 2018 Cumulative

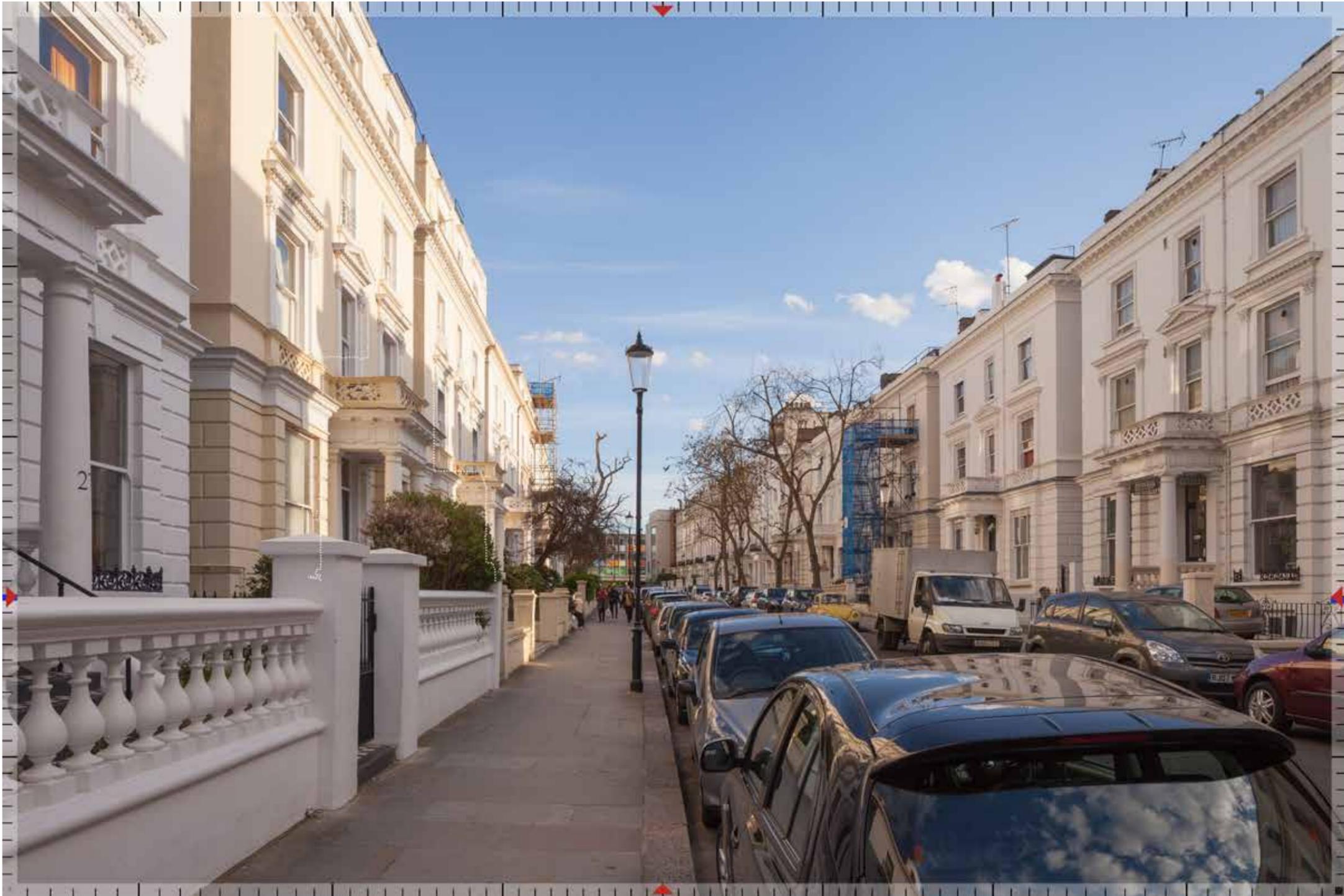
Cumulative

2.182 The consent for David Game House will be visible through the trees in winter as the conclusion of the street vista. 66-74 Notting Hill Gate to the left will be mostly concealed by trees. The setting of the heritage assets in view will be left unharmed.

Significance of impact: minor, neutral

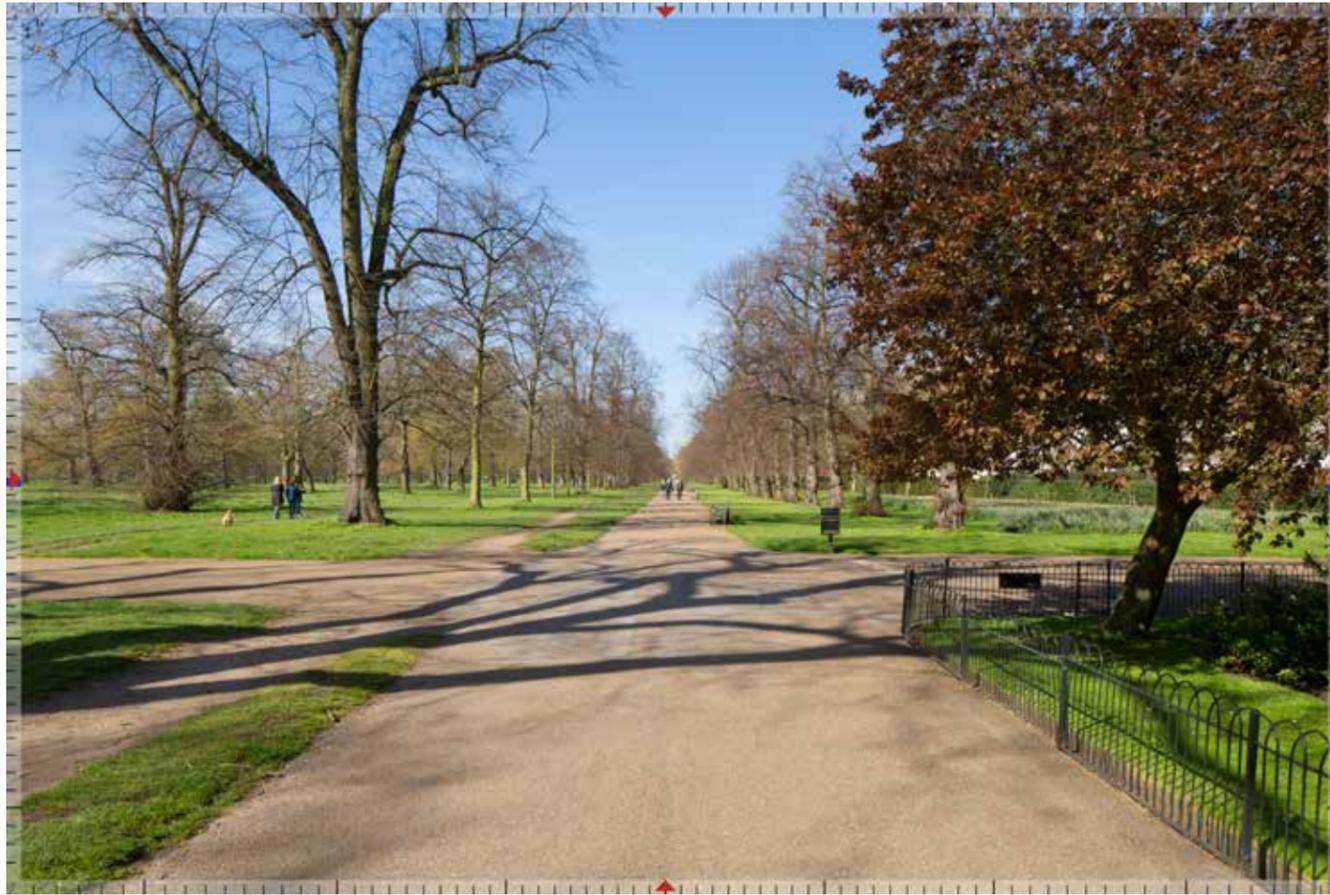


September 2017



3704_3625

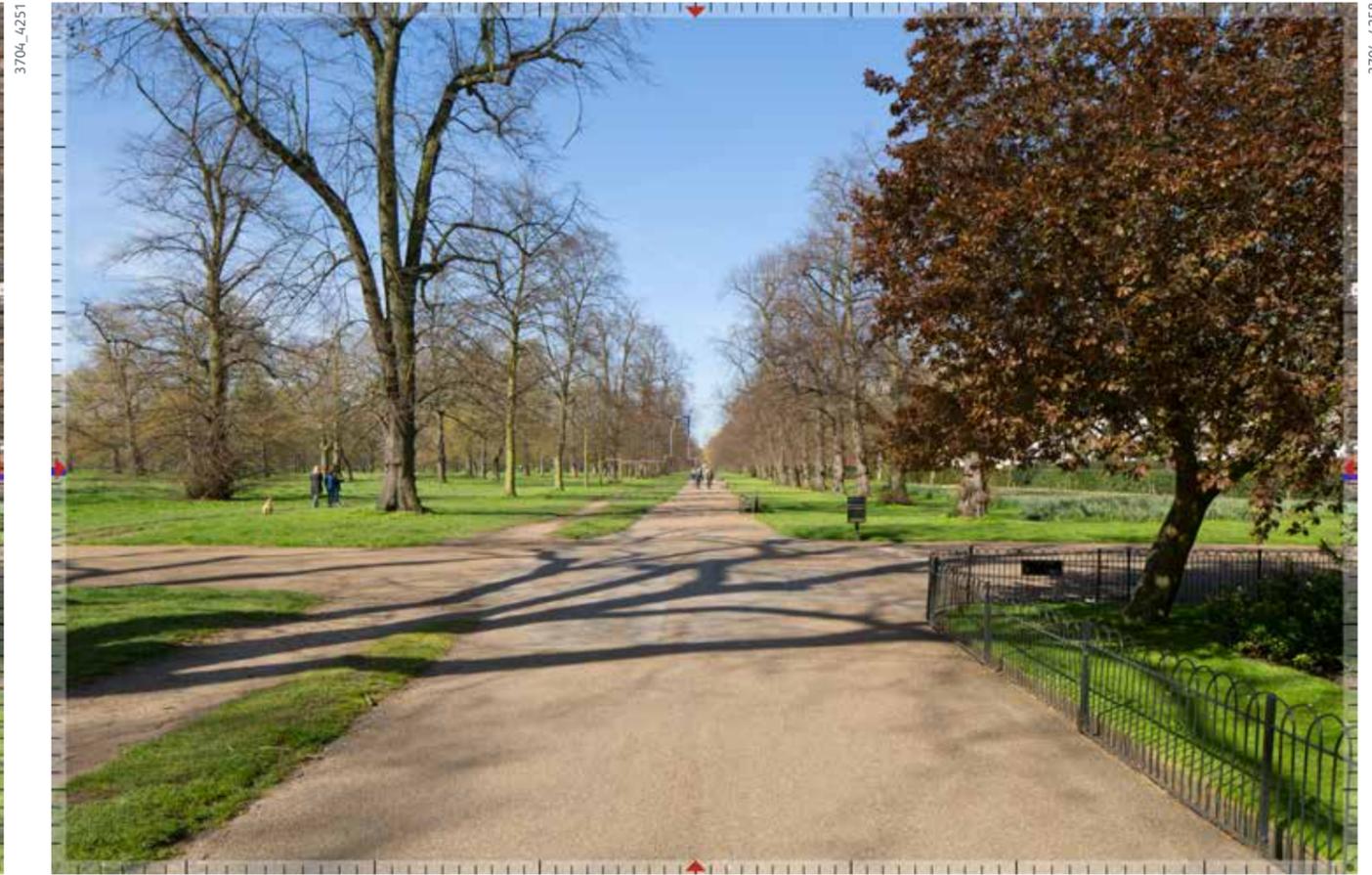
GLA 2018



Existing

Existing

- 2.183 Kensington Gardens, a Grade I listed Park and Garden, is defined as the western extent of Hyde Park, with West Carriage Drive (The Ring) and the Serpentine Bridge forming the boundary between them. The Gardens are fenced and more formal than Hyde Park. Kensington Gardens are open only during the hours of daylight. In this westerly view, the dense avenue of trees channels the eye towards Campden Hill Tower, the southern, left hand, edge of which aligns with the centre of the footpath.

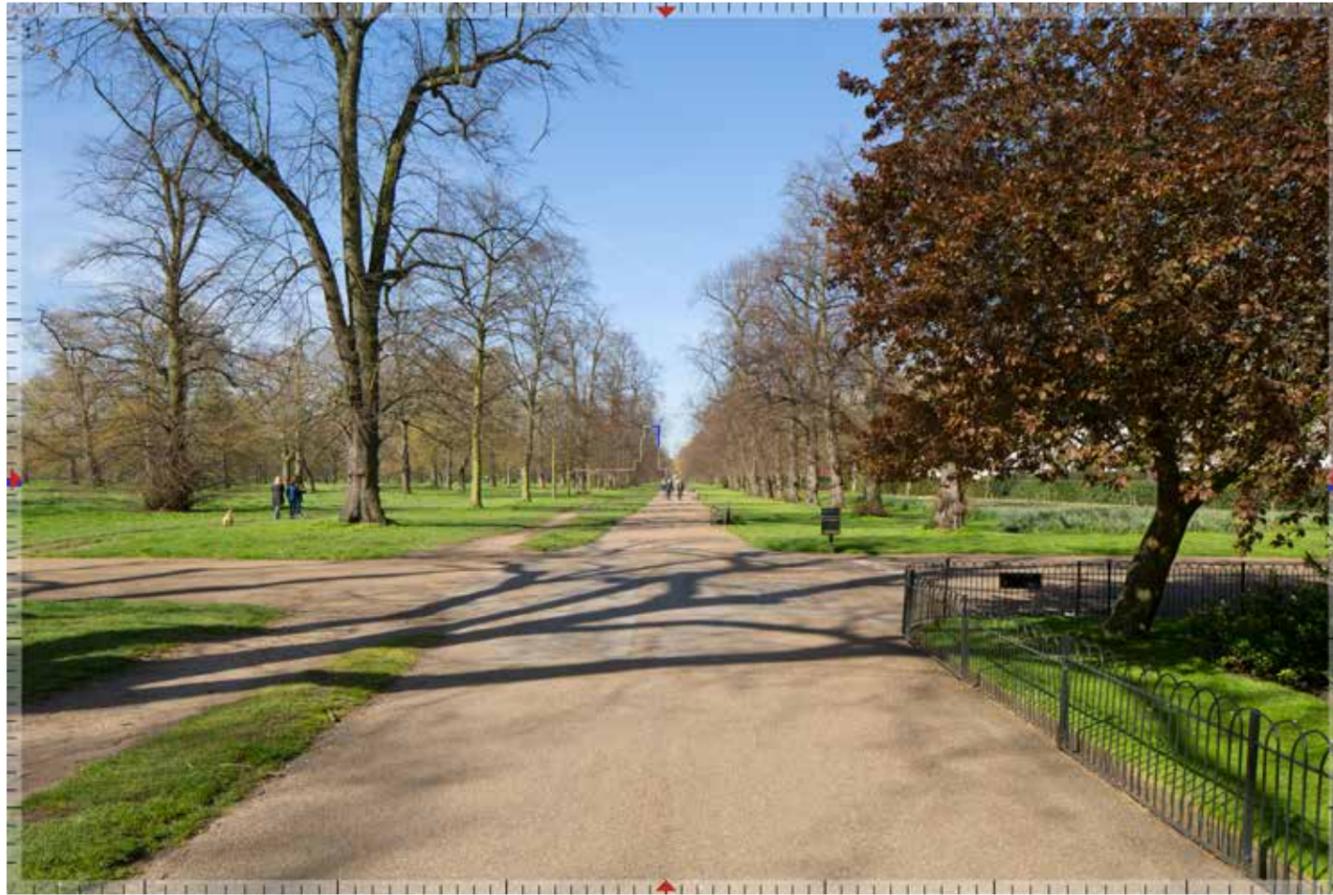


September 2017

Proposed 2017

- 2.184 In summer, the Proposed Development will be entirely concealed by the dense foliage of the avenue of trees. In winter, the Proposed Development will remain screened by tree branches, though a small part of its tall building may be slightly visible in the distance through the trees. Its light-coloured Portland stone cladding articulated by slender vertical window strips – if noticed at all – will be recessive in coloration and will have a negligible to minor impact on the view depending on the lighting conditions. Campden Hill Tower beyond will remain the distant focus of the vista, the Proposed Development a peripheral form. The setting of the Royal Park, a Grade I listed Park and Garden, will be left unharmed.

Significance of impact: minor, neutral



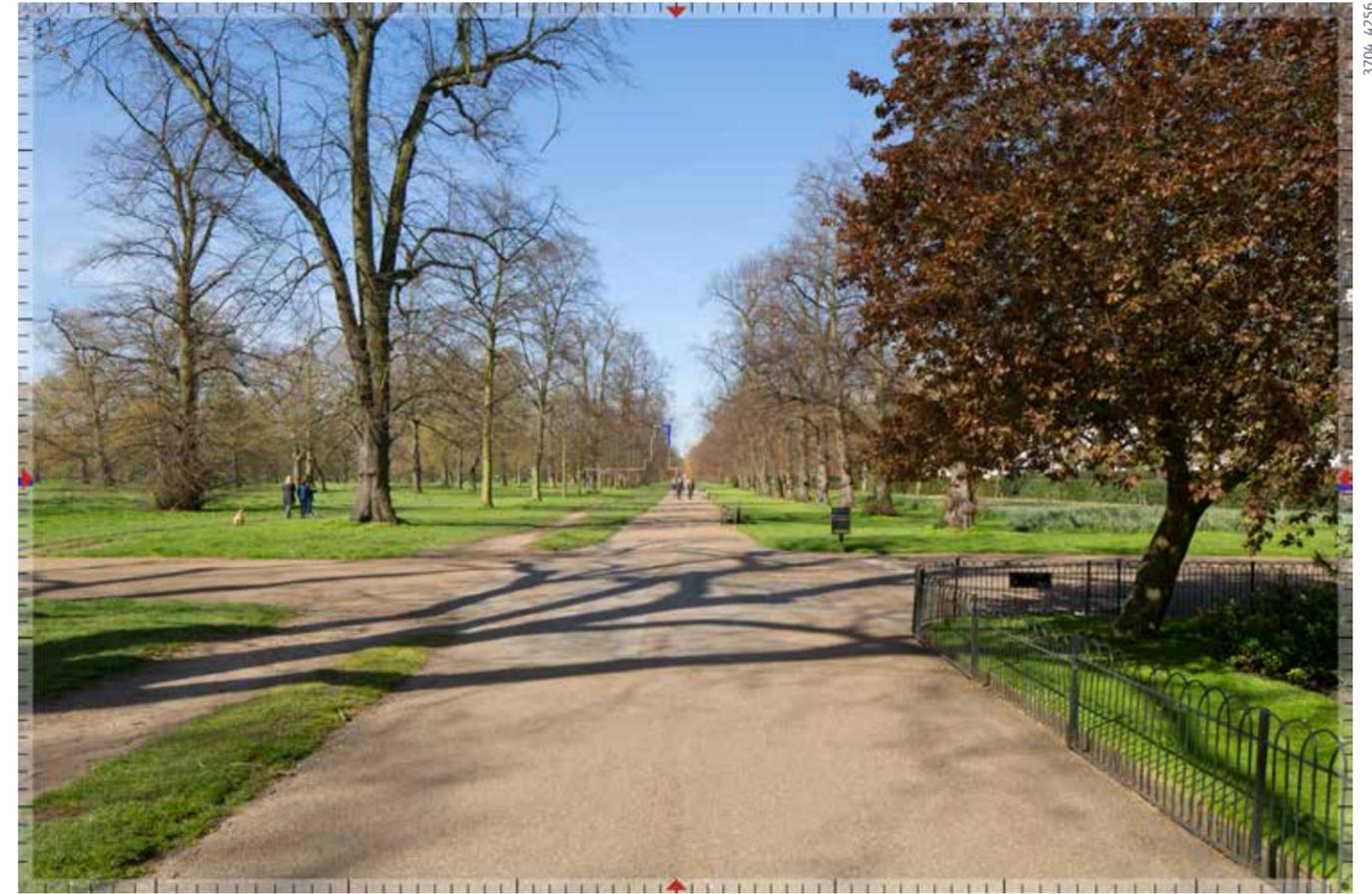
3704_4255

GLA 2018

Proposed 2018

2.185 No change

Significance of impact: minor, neutral

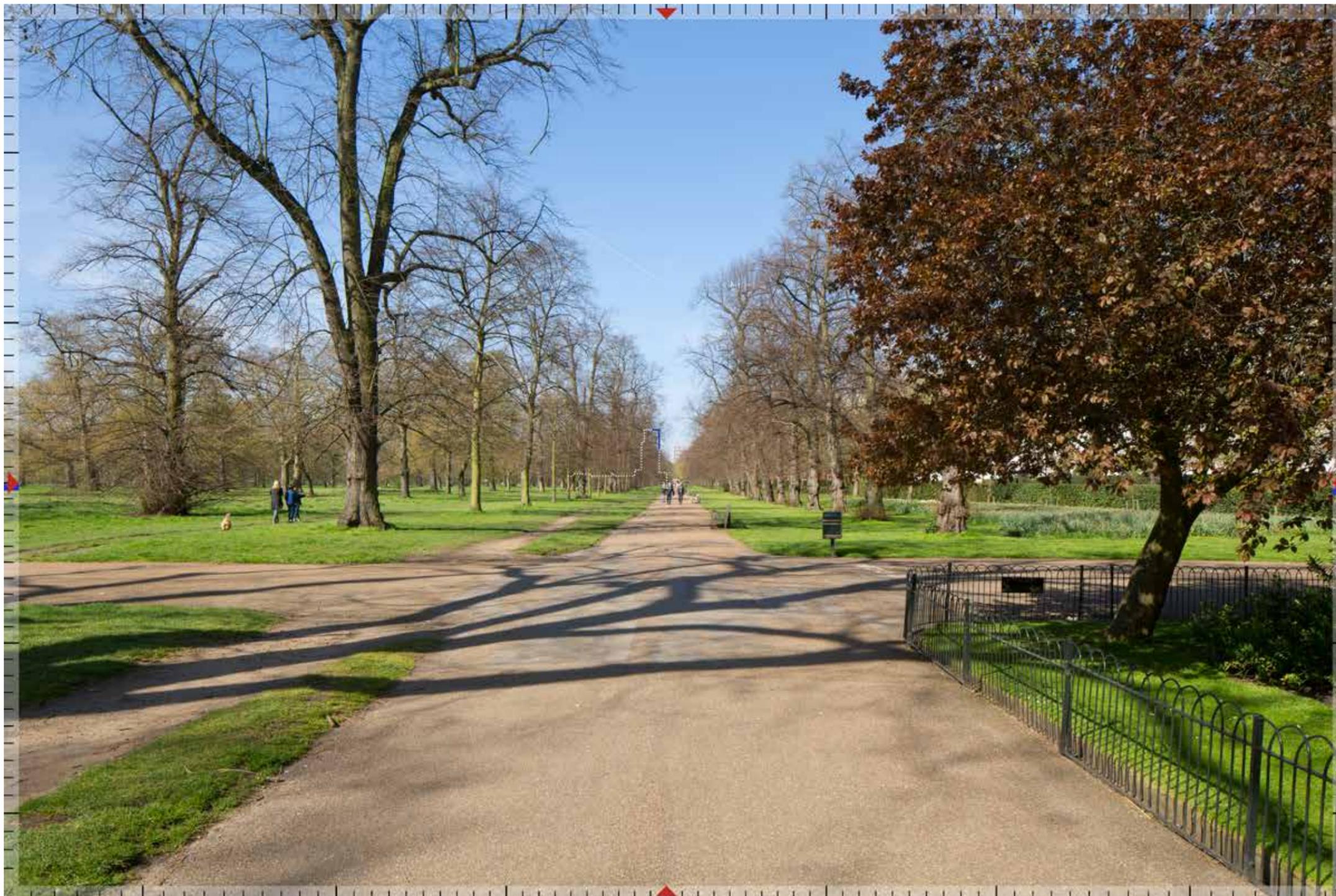


3704_4256

GLA 2018 Cumulative

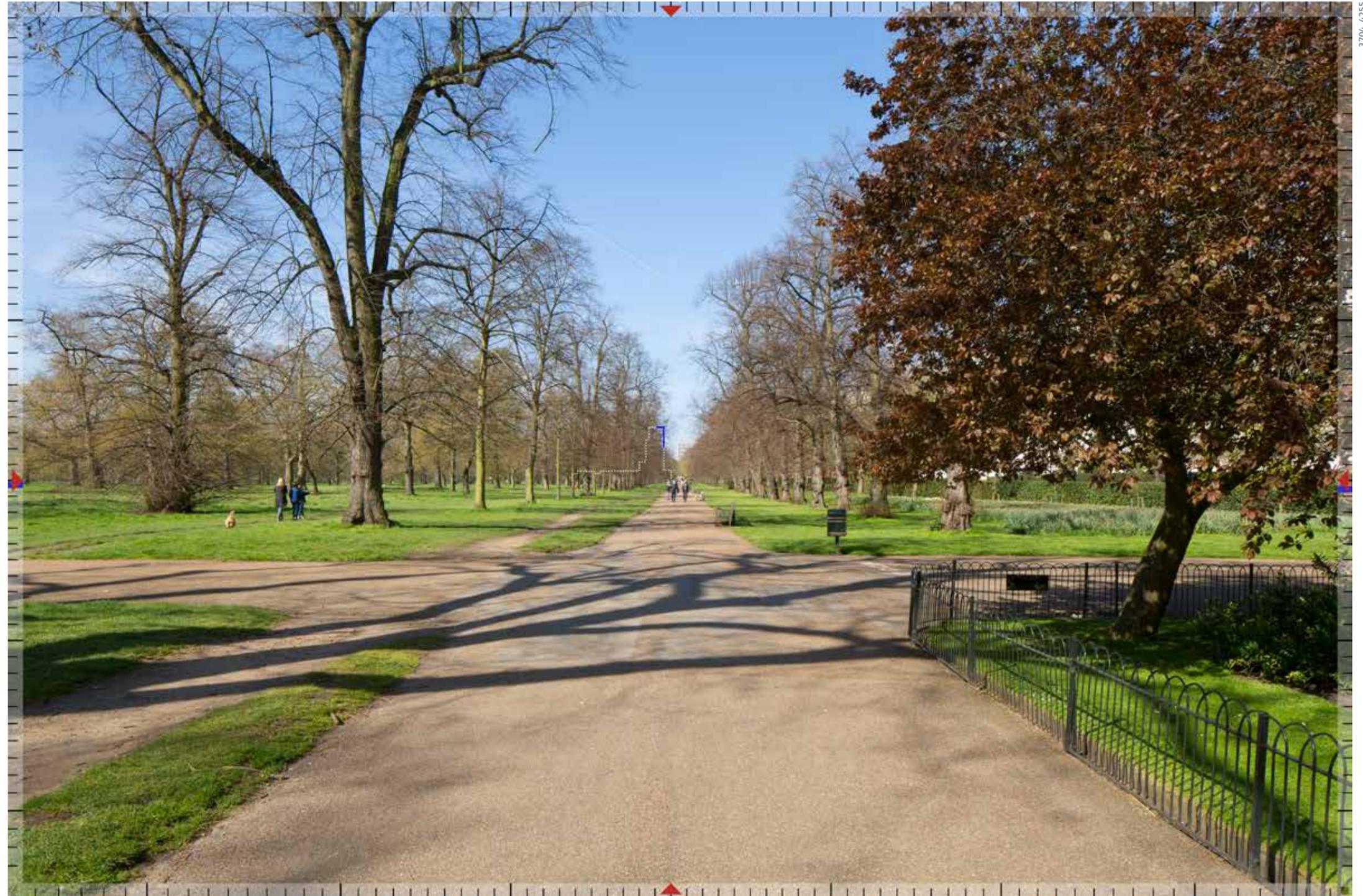
Cumulative

2.186 No change



3704_4258

September 2017



3704_4255

GLA 2018



Existing

Existing

- 2.187 This equates to 'View 12: Kensington Palace from Hyde Park' in WCC's Metropolitan Views Draft SPD (October 2007; CD 8.4), which bears the description: "Seen across the lake, the low skyline is only interrupted by the Royal Kensington Hotel block. The outline of the Palace is softened by the backdrop of a continuous tree canopy. These Trees help to screen the upper stories of apartment blocks to the west. On the western side of the Lake, the outline of the Palace can be enjoyed set against the sky." The view's focus and composition is also clarified: "This focus is the east front of the Palace, which appears to be set in a semi-rural location. Trees frame the view and the Round Pond provides an attractive foreground."
- 2.188 View protection relates to its 'Foreground', formed by the Round Pond; and its 'Middleground', where it is stated that: "Whilst the trees enhance the view and help screen unsympathetic development in the background, it will be important to ensure that their future management avoids views of the Palace being blocked." As for its 'Background': "The background to the Palace is potentially vulnerable to further development in the residential area between Hyde Park and Holland Park and any proposals will need careful assessment to ensure that this view is not compromised."



September 2017

Proposed 2017

- 2.189 The Proposed Development will be 1km distant and located well to the right of the view. Only a small part of its top will be visible above the undulating tree line. In relation to the Middleground, the Proposed Development will not block views of Kensington Palace; and it will not affect the "outline of the Palace" in this view across the Round Pond. The Royal Kensington Hotel block and the spire of the Grade II* listed St Mary Abbot Church will remain the most visible background forms above the tree line. The Proposed Development will be no more visible than the top corners of the Grade II Barkers' Store beyond the Royal Kensington Hotel, which is not mentioned in the SPD view. The Proposed Development would not detract from the setting of the Royal Park, the setting of either the Grade I listed Kensington Palace or the significance of the Grade I Registered 'Park and Garden'. Its minor visibility in the distance, well away from the principal visual axis of the view towards Kensington Palace, will leave the settings of the heritage assets unharmed.

Significance of impact: minor, neutral



3704_0615

GLA 2018

Proposed 2018

2.190 No change

Significance of impact: minor, neutral



3704_0616

GLA 2018 Cumulative

Cumulative

2.191 No change



September 2017



GLA 2018

3704_0615



Existing

Existing

- 2.192 This western view in Kensington Gardens, a Grade I listed Park and Garden, is taken from just west of the Round Pond and focuses on a tree at centre, with the Grade I listed Kensington Palace to the left: the Grade II listed Statue of Victoria is under scaffolding in its foreground. The ancillary buildings to the right, including the Grade I listed Orangery and the sunken garden, are mostly concealed by hedging and trees: the lower parts of the Orangery are just visible under the tree to the right.



September 2017

Proposed 2017

- 2.193 No change.

Significance of impact: neutral



3704_0625

GLA 2018

Proposed 2018

2.194 No change

Significance of impact: neutral



3704_0626

GLA 2018 Cumulative

Cumulative

2.195 No change



3704_0628

September 2017



3704_0625

GLA 2018



Existing

Existing:

- 2.196 These are incidental views, experienced kinetically as part of a wider experience of the locality. **Views 42a-42b** were not included in the original planning submission and were subsequently requested by Westminster City Council planning officers. The views approach the Broadwalk in a north-westerly direction from a minor diagonal path through Kensington Gardens. The SE corner of the Grade I listed Kensington Palace is hidden behind trees, so that mostly only its south face is visible in view 42a, and entrance east face in 42b.
- 2.197 **View 42c** was part of the original planning submission. It is taken in winter, and off the main axis of the east front of Kensington Palace, which aligns with the Grade II listed Statue of Victoria to the right. Views 40-41 above are the axial views of the east front. View 42c is therefore an incidental view, and Views 40-41 the principal – or ‘key’ views. At centre, urban development is clearly visible in the distant background of the Palace buildings, including Campden Hill Tower in the gap between the trees to the left of the statue. The Grade I listed Orangery is visible to the right of the statue in the middle ground.



September 2017

Proposed 2017

- 2.198 In view 42a, the feathered top edge of the Portland stone and glass Corner Building of the Proposed Development may have the slightest impact above the treeline in summer, and foreground trees will mostly screen its recessive coloration in winter. In view 42b, there will be no visibility of the Proposed Development in summer, and foreground trees will mostly screen its recessive coloration in winter. The impact on these incidental views is therefore likely to be negligible.
- 2.199 In **view 42c**, the feathered top edge of the Portland stone and glass Corner Building of the Proposed Development may be visible through the branches of the trees in winter, but – experienced kinetically – it will be a distant form related to the other – more visible – buildings around it, including Campden Hill Tower. It will not be visible at all when the trees are in leaf.
- 2.200 In all three incidental views, the Proposed Development will be a distant, incidental urban form, and the settings of the Grade I listed Kensington Palace and Orangery and Grade II listed Statue of Victoria will not be ‘compromised’, nor will they be harmed. Kensington Palace will continue to dominate the foreground of the views.

Significance of impact: neutral to minor, neutral



3704_0635

GLA 2018

Proposed 2018

2.201 No change

Significance of impact: neutral to minor, neutral

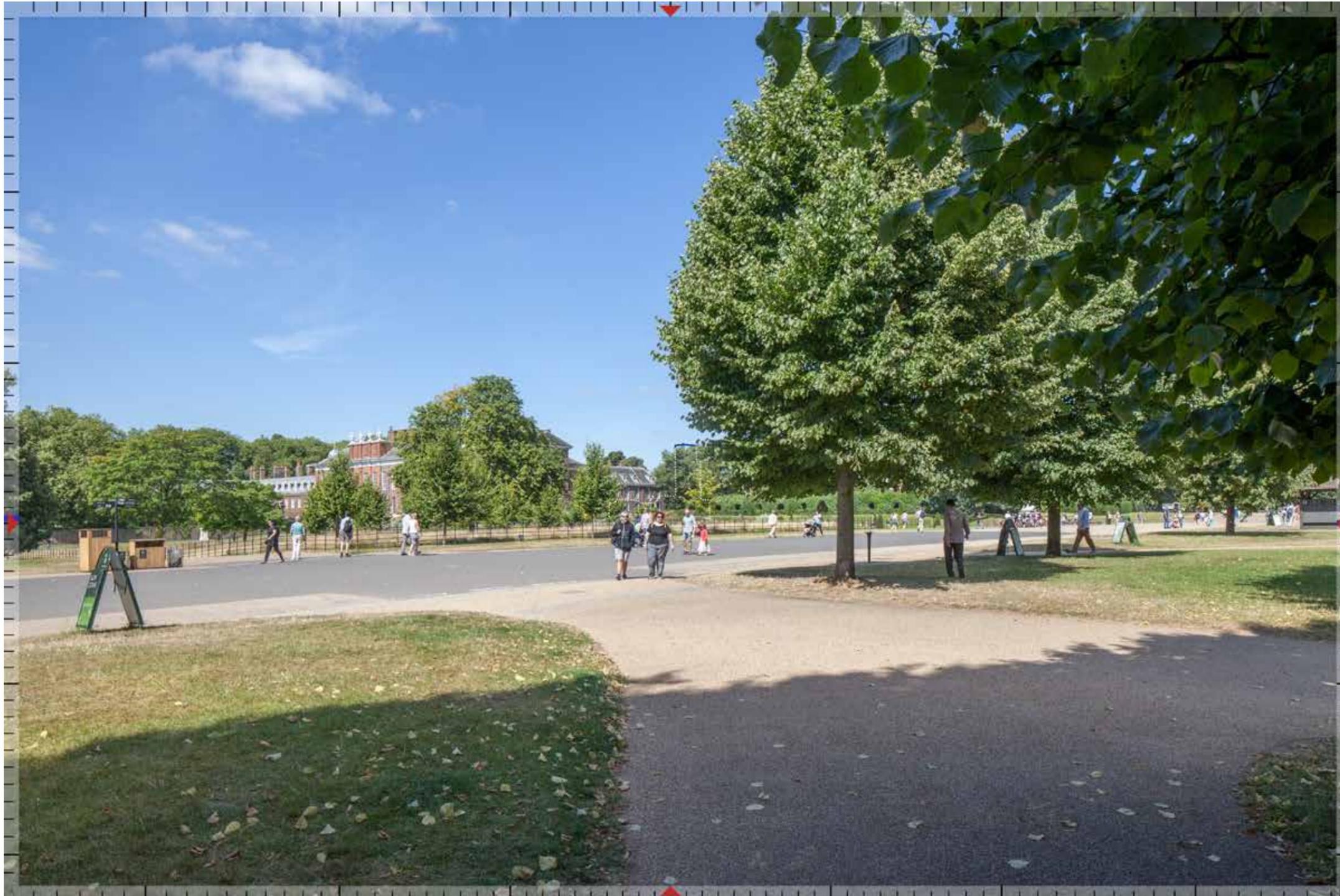


3704_0636

GLA 2018 Cumulative

Cumulative

2.202 No change



3704_0638

September 2017



3704_0635

GLA 2018



3704_0591

Existing



3704_0598

September 2017



3704_0595

GLA 2018



3704_0596

GLA 2018 Cumulative



3704_0598

September 2017