GLA 2018

view 42c(33.1) | Kensington Gardens - Broadwalk looking across Kensington Palace | Winter

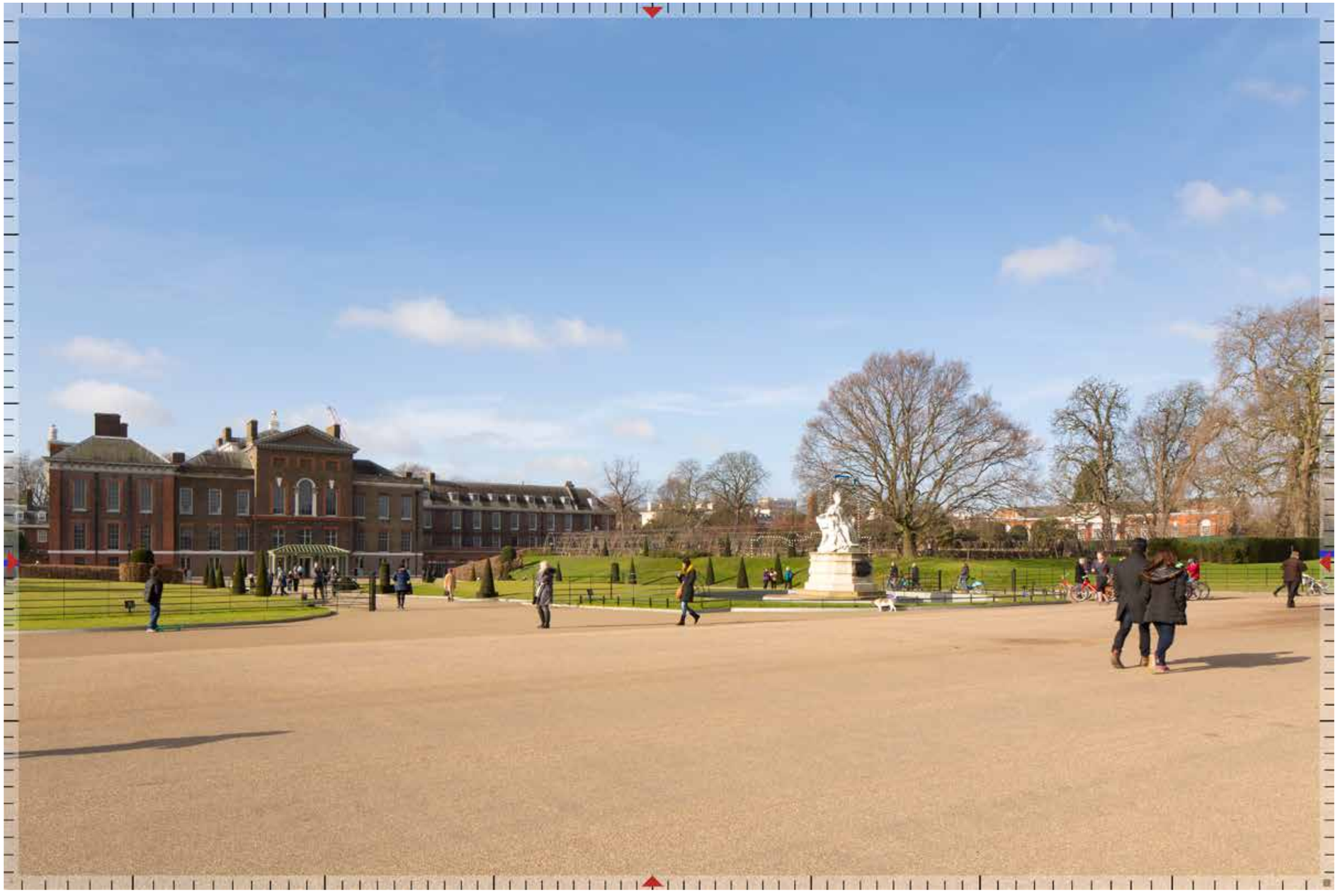
Existing

September 2017

GLA 2018

GLA 2018 Cumulative

42c view 42c(33.1) | Kensington Gardens - Broadwalk looking across Kensington Palace | Winter



September 2017

GLA 2018

Existing

September 2017

Existing

2.203 This is a private road with restricted access. The houses at the northern end are mostly Italianate, while those at the southern end are mostly in the Queen Anne style. For much of the 20th century a large proportion of the houses were occupied by embassies and ambassadors' residences, though now some are privately owned. 18-19 Kensington Palace Gardens is owned by Lakshmi Mittal and is Grade II* listed. No. 20 to the right is Grade II listed. Newcombe House can be seen in the distance between them partially obscured by evergreen trees.

Proposed 2017

2.204 The Proposed Development will replace Newcombe House in the view. It will be taller, with slender and elegant proportions, and faced in high quality materials, including Portland stone. While taller than Newcombe House, it will be largely concealed by evergreen trees, and a similar surface area will be visible. It will represent an enhancement over the existing Newcombe House because of its proportions, high quality design and materials. The settings of the listed buildings and the significance of the Kensington Palace Conservation Area will be left unharmed.

Significance of impact: minor, neutral

GLA 2018

Proposed 2018

2.205 The two-storey height increase to WPB3 will have a negligible effect on the view.

Significance of impact: minor, neutral

GLA 2018 Cumulative

Cumulative

2.206 No change

3704_4658

September 2017

GLA 2018

Existing

Existing

2.207 The urban context is described in the day view above. At dusk, the street lights and flood lighting emit the strongest light: little or no light appears to be emanating from the fore-ground residential buildings, but this will vary with occupancy.

September 2017

Proposed 2017

2.208 The residential interiors of the Corner Building of the Proposed Development will emit low levels of light, which will have negligible impact in this view – the pattern of windows and masonry still articulates its mass at dusk. The street lights and flood lighting will continue to provide the strongest levels of light. The settings of the heritage assets will be left unharmed.

Significance of impact: minor, neutral

GLA 2018

Proposed 2018

2.209 No change

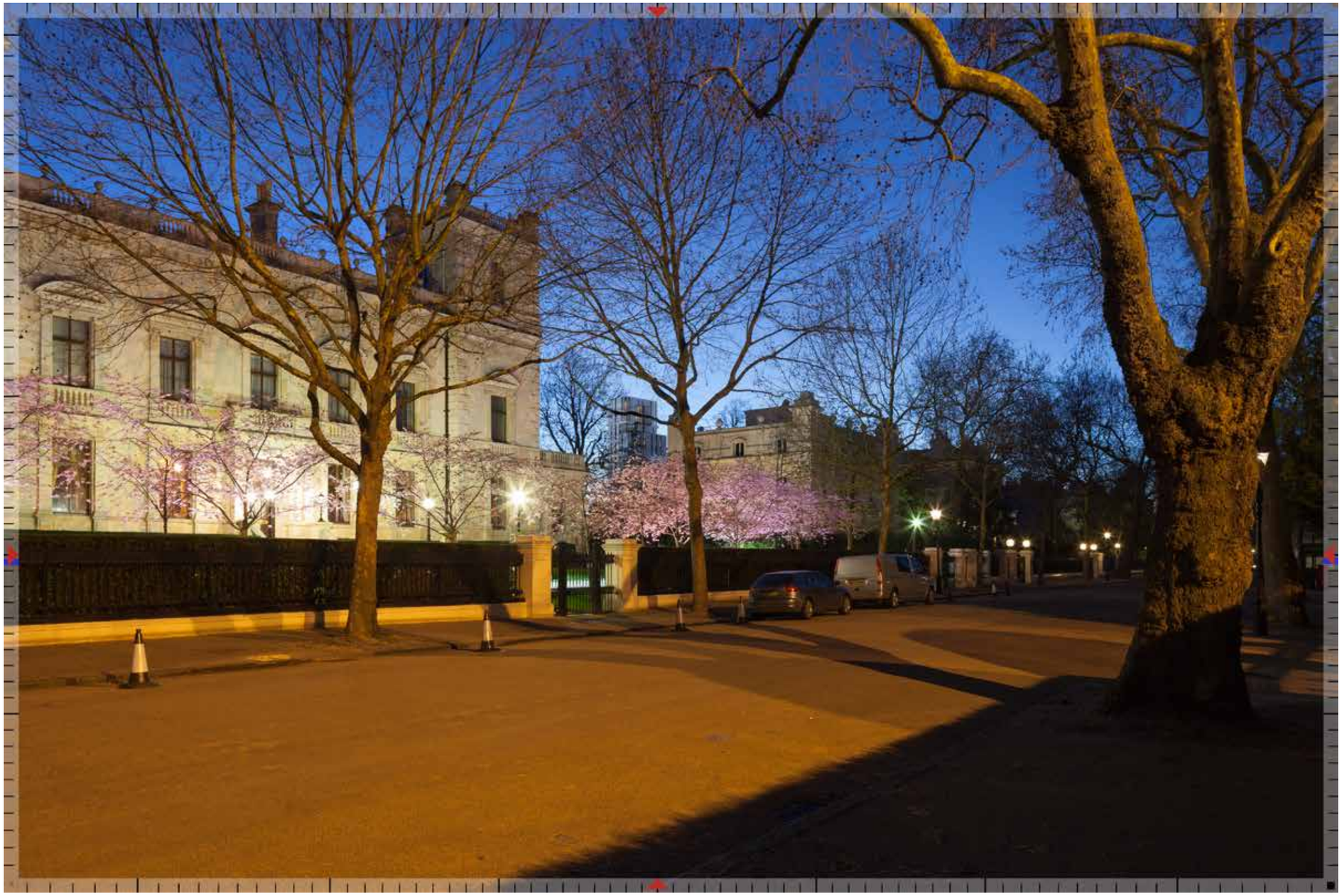
Significance of impact: minor, neutral

GLA 2018 Cumulative

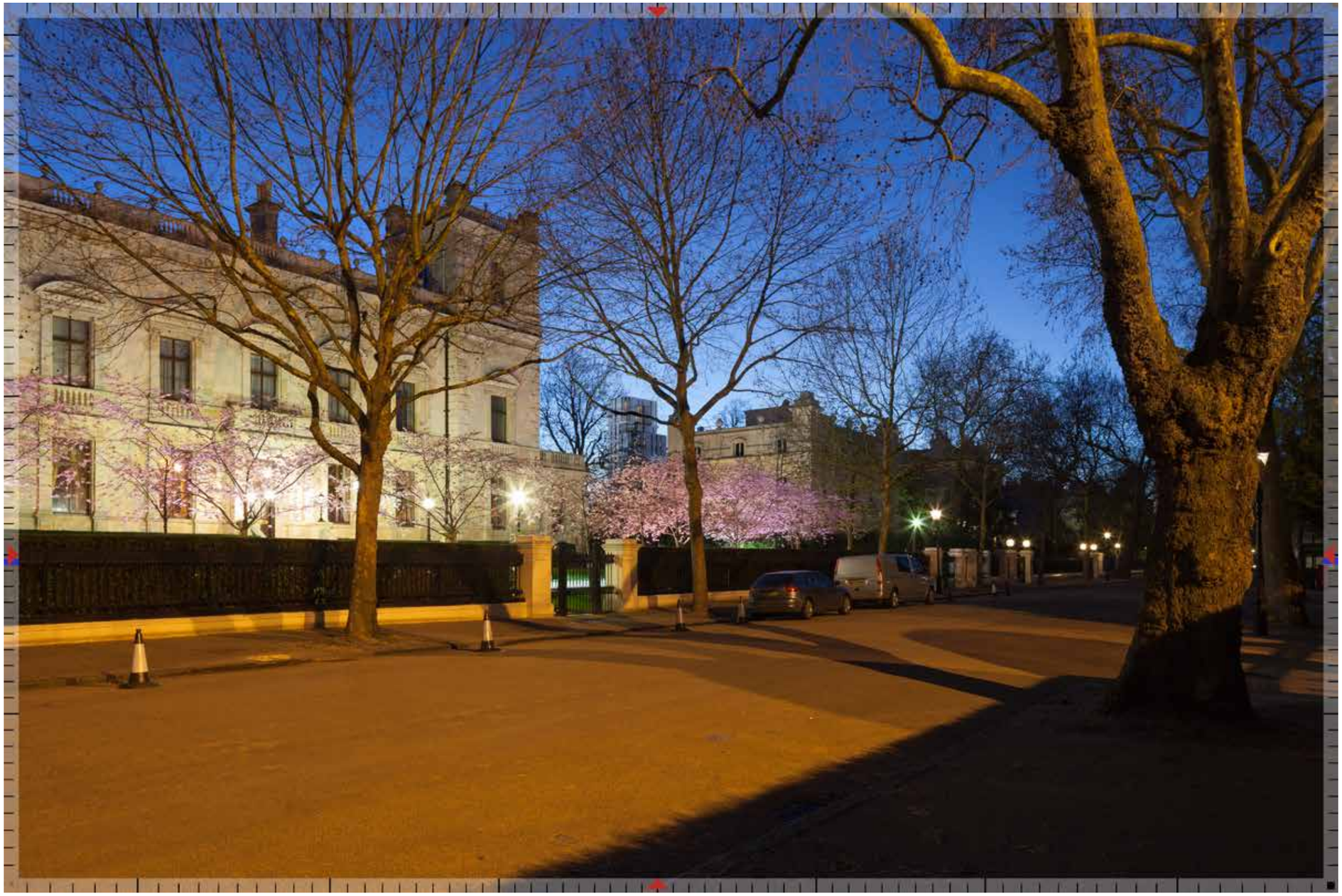
Cumulative

2.210 No change

43n view 43n(36.1) | Kensington Palace Gardens | Night



September 2017



GLA 2018

Existing

Existing

2.211 This north-westerly view in the Kensington Palace Conservation Area is channelled by the long terraces and trees lining the street. None of the buildings in view is listed. This is a high density inward-looking urban enclosure.

September 2017

Proposed 2017

2.212 No change.

Significance of impact: neutral

GLA 2018

Proposed 2018

2.213 No change

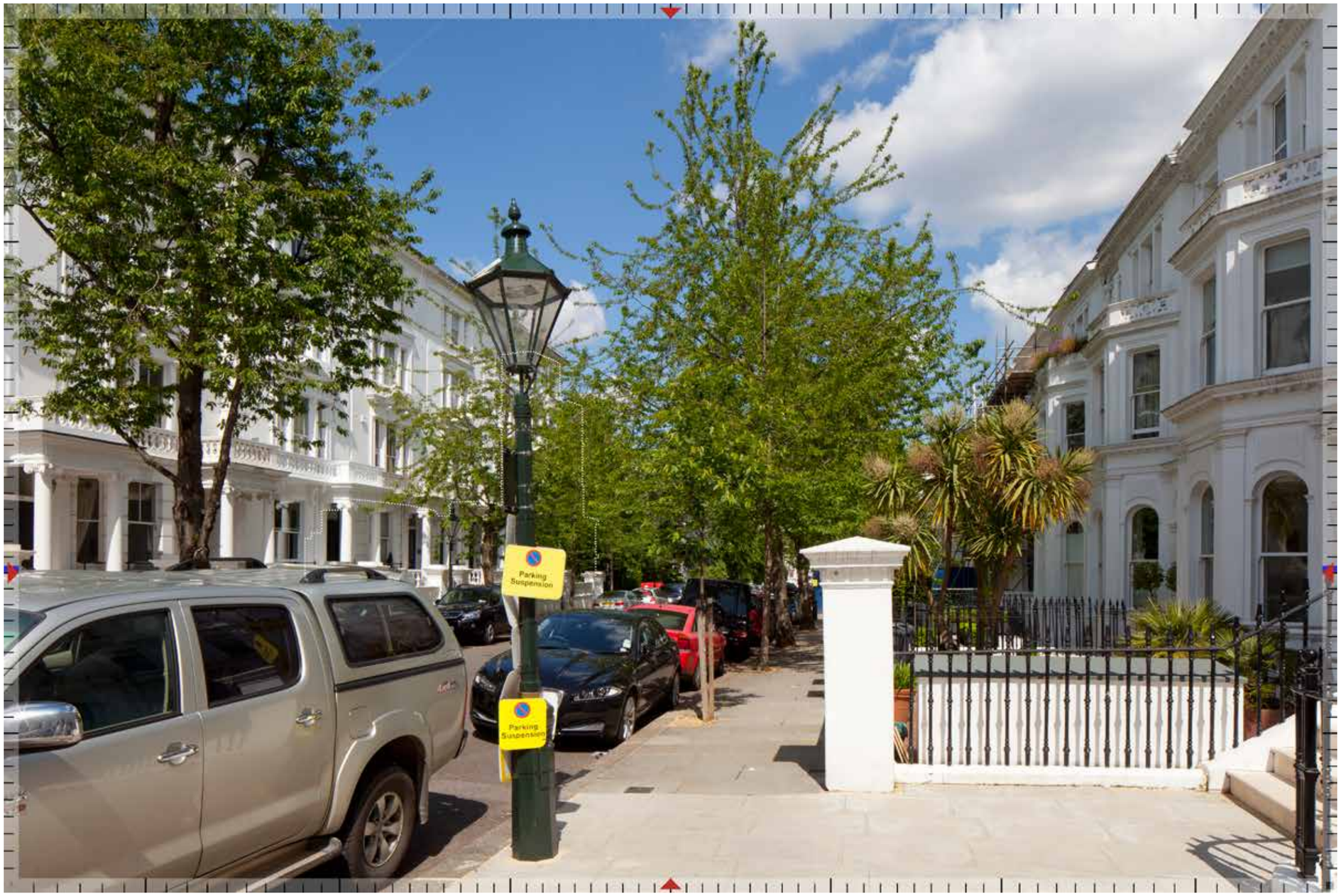
Significance of impact: neutral

GLA 2018 Cumulative

Cumulative

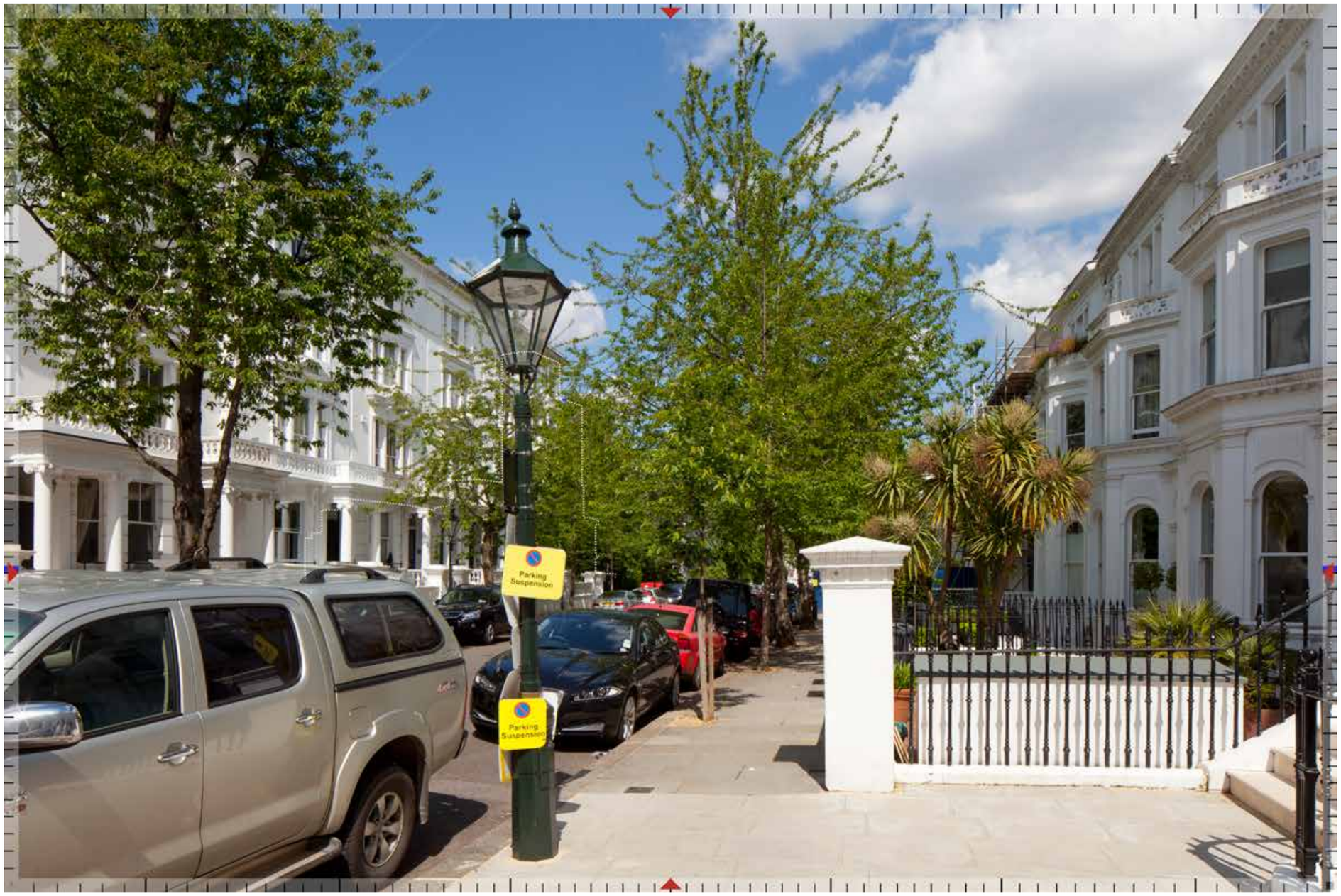
2.214 No change

view 44(B) | Outside 56 Palace Gardens Terrace



3704_6208

September 2017



GLA 2018

A1 view A1(A1) | Hallfield Estate, entrance to Exeter House

Existing

September 2017

Existing

2.215 The Hallfield Estate, comprises residential and predominantly linear slab blocks, between six and ten storeys high, that run parallel or at right angles to one another, at odds with the older Bayswater urban grid of parallel streets and buildings. Instead of regular aligned windows punched into facades of brick and stucco, the broad expansive faces of the blocks are patterned by white balcony strips linked vertically to create distinctive rectilinear patterns, all arranged in a gridded masonry frame. The slabs are laid out with spacious open landscaped spaces between. Built by the former London County Council according to designs by Tecton that were executed by Lasdun and Drake (and extensively refurbished in the 1990s), Hallfield was designated a conservation area by Westminster City Council in 1990, and the majority of Estate buildings were listed Grade II in June 2011. Due to the distinctive, separate character of the Estate, with its greater mass and scale, and its distance from the Site, the setting of this area is considered to have a minor sensitivity to change.

2.216 Only one of the local views identified in the CAA Consultation Draft for this conservation area (WCC, March 2008; Fig. 38 Local Views), view 4, is directed towards the Site – however, the view is very local and blocked by foreground buildings. The view selected is taken from further within the site just south of view 8.

Proposed 2017

2.217 No change.

Significance of impact: neutral

GLA 2018

Proposed 2018

2.218 No change

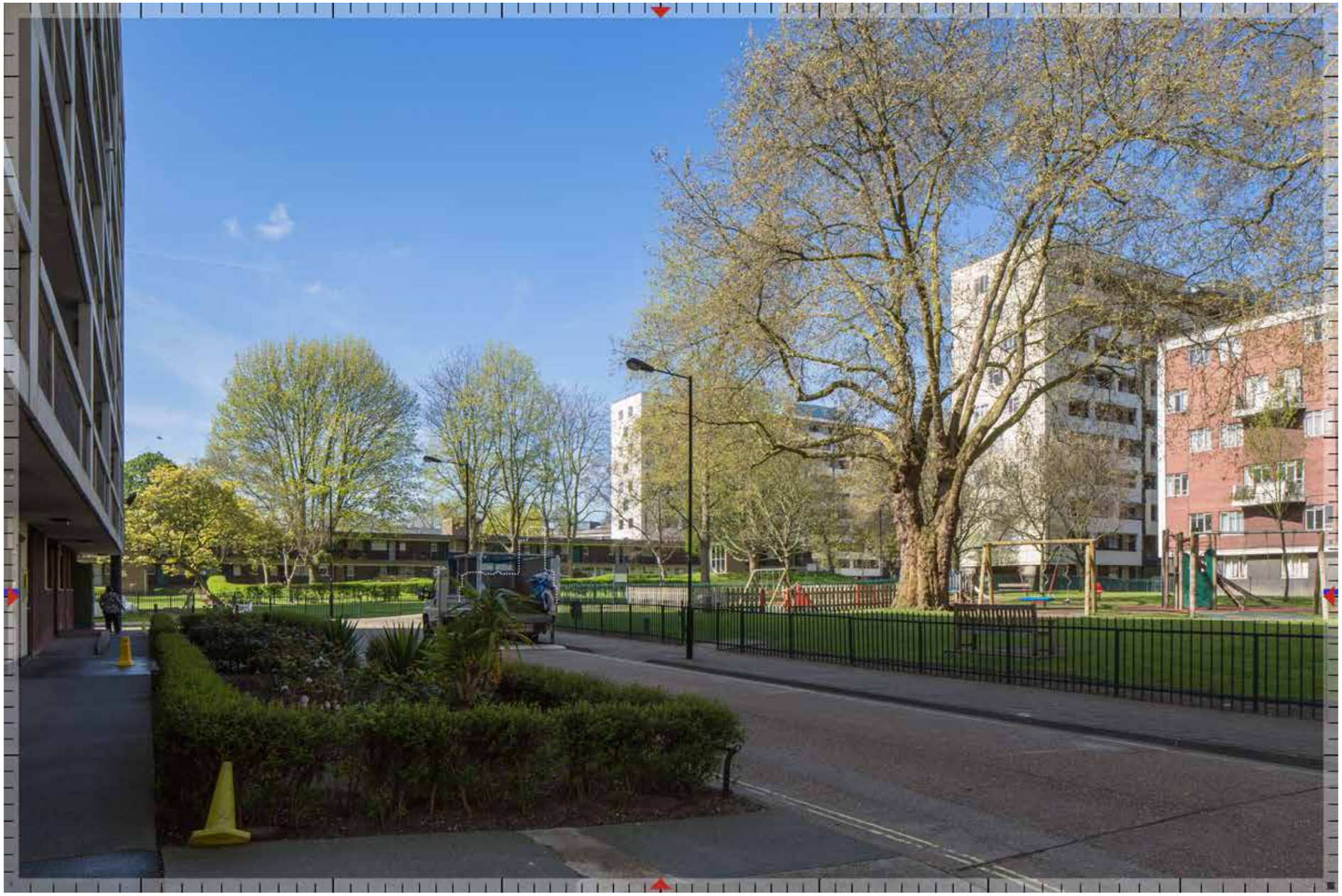
Significance of impact: neutral

GLA 2018 Cumulative

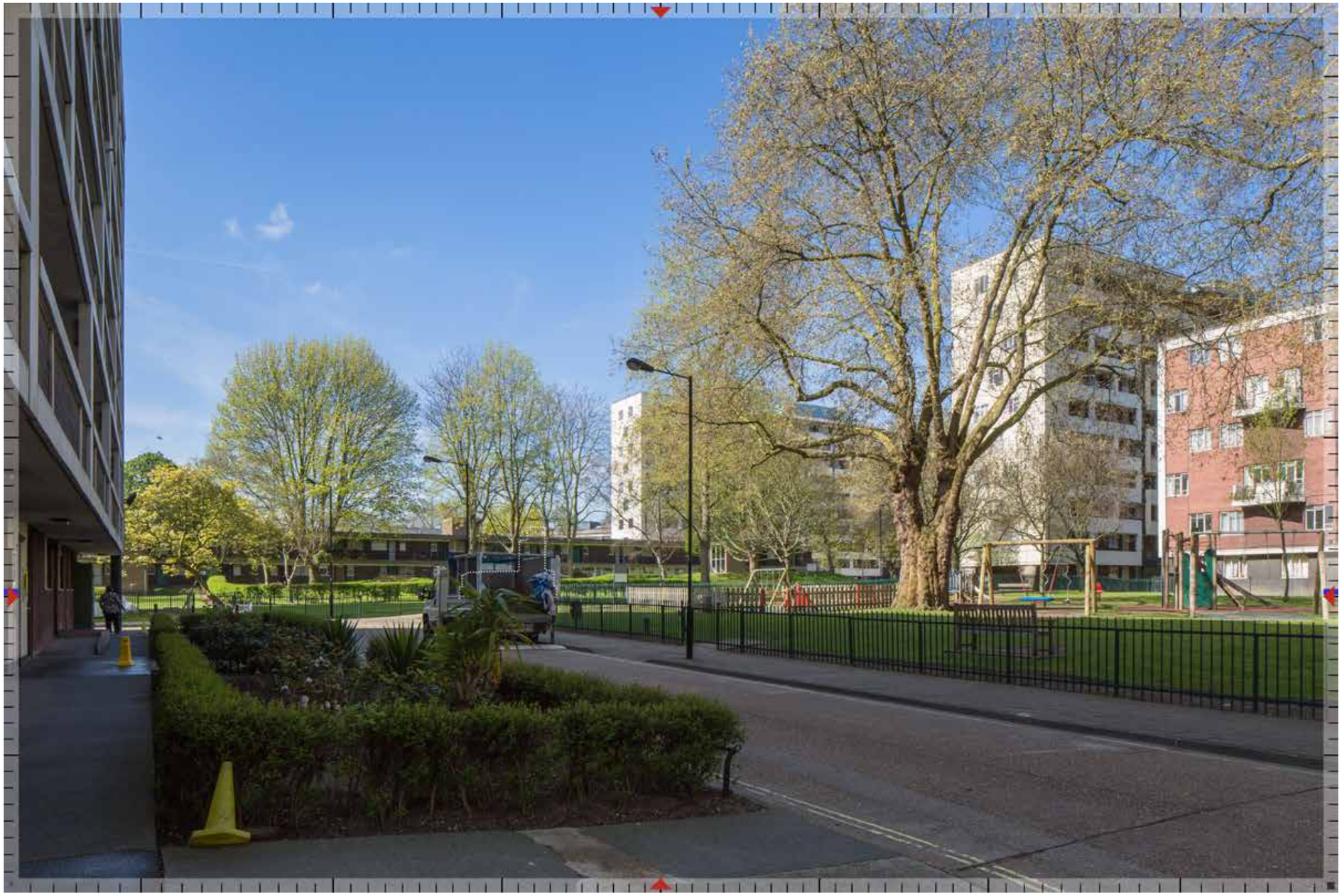
Cumulative

2.219 No change

A1 view A1(A1) | Hallfield Estate, entrance to Exeter House



September 2017



GLA 2018

A2 view A2(A2) | Talbot Road, looking south along Moorhouse Road

Existing

September 2017

Existing

2.220 Westbourne Conservation Area Audit (WCC, 2002) was first designated in 1973 and extended in 1978. The area (and parts of Kensington adjacent) was laid out and developed mostly around 1850-1855 following the earlier rapid urbanisation of Bayswater and Paddington to the south and east. Westbourne Grove itself still crossed open fields as late as 1840. Architectural form and townscape are recognisably coherent comprising both terrace and villa developments mainly arranged either side of streets running north-south between Westbourne Grove and Talbot Road, giving the area a rigid grid pattern, except for the terraces and villas around St. Stephen's church, Westbourne Park Road. Generally, a more modest scale, three or four storeys, than nearby Bayswater but employing a similar combination of brick and stucco facades, many in compositions emphasising the end and centre group of houses as in Chepstow Road. In land use terms, the area is predominantly residential, the main exceptions being the Victorian shopping street of Westbourne Grove and the informal workspaces found in rear mews. This view is located in the western part of the conservation area at the northern end of Moorhouse Road, looking south.

Proposed 2017

2.221 The Proposed Development would be an addition to the skyline beyond the conservation area. The tallest part of the Proposed Development would appear 0.5km distant above the roofline of the terrace that terminates the street vista. The upper part of the slender tall building faced in Portland stone would have a recessive coloration, which would provide an elegant distant skyline focus to the street vista, landmarking Notting Hill Gate and the Underground Station and assisting local wayfinding. The Proposed Development would not harm the significance of the conservation area or the setting of the listed buildings, largely screened by trees.

Significance of impact: minor, neutral

GLA 2018

Proposed 2018

2.222 No change

Significance of impact: minor, neutral

GLA 2018 Cumulative

Cumulative

2.223 No change

A2 view A2(A2) | Talbot Road, looking south along Moorhouse Road

September 2017

GLA 2018

Existing

September 2017

Existing

2.224 This view is located in the western part of the Westbourne Conservation Area, at the northern end of Courtnell Street, immediately west of view A2 (see the description of the context there).

Proposed 2017

2.225 The street vista is dominated by trees, even in this early summer photograph. The tallest part of the Proposed Development would be partially screened by the trees and will be mostly concealed in summer. Located 0.5km to the south, it would appear above the roofline of the houses that line Artesian Road. If noticed at all, it would be a slender, elegant and distant form with a recessive Portland stone coloration articulated by vertical window strips. It would appear lower than the existing slab block to the left. The Proposed Development would not harm the significance of the conservation area, and the settings of the heritage assets in view would be left unharmed.

Significance of impact: minor, neutral

GLA 2018

Proposed 2018

2.226 No change

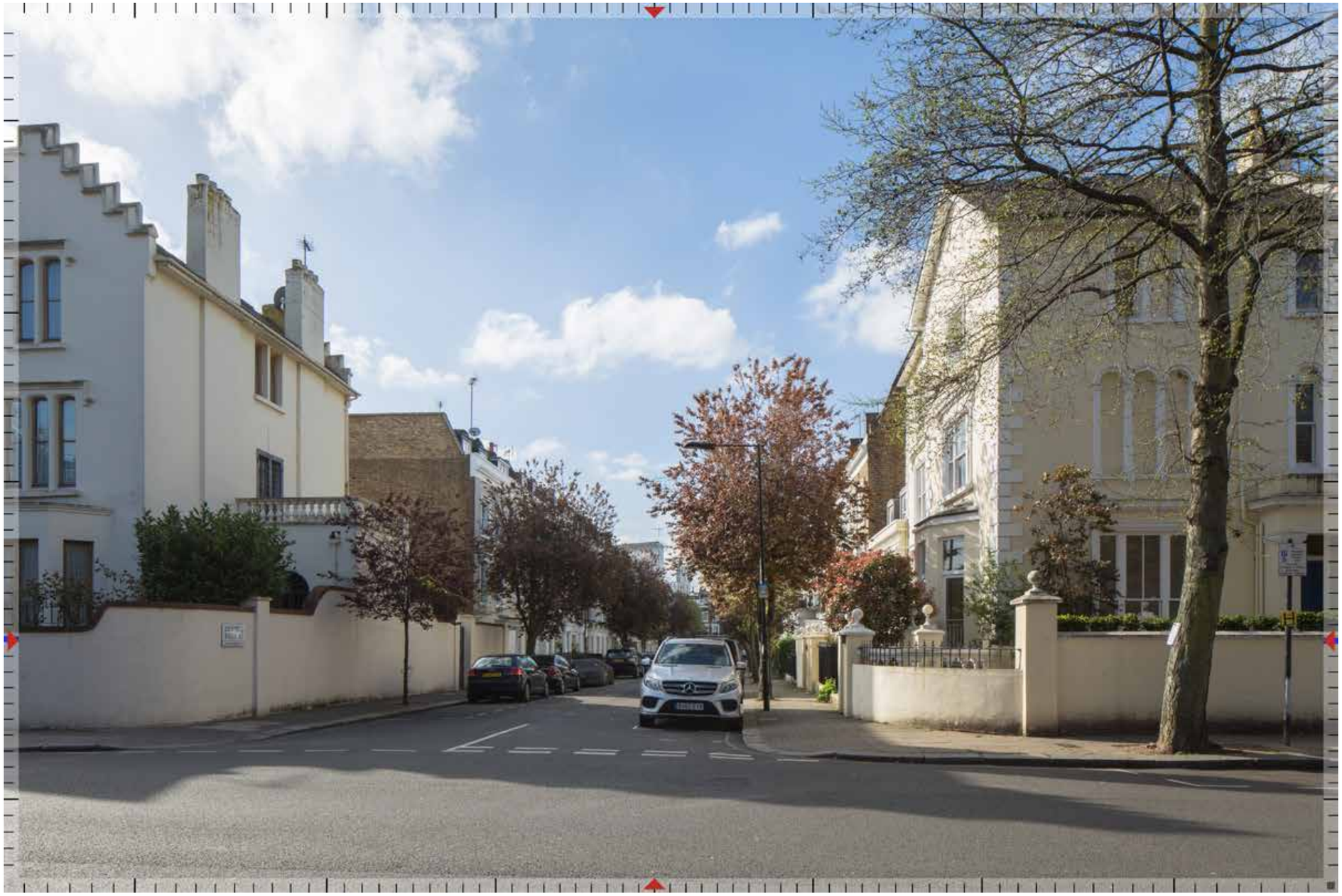
Significance of impact: minor, neutral

GLA 2018 Cumulative

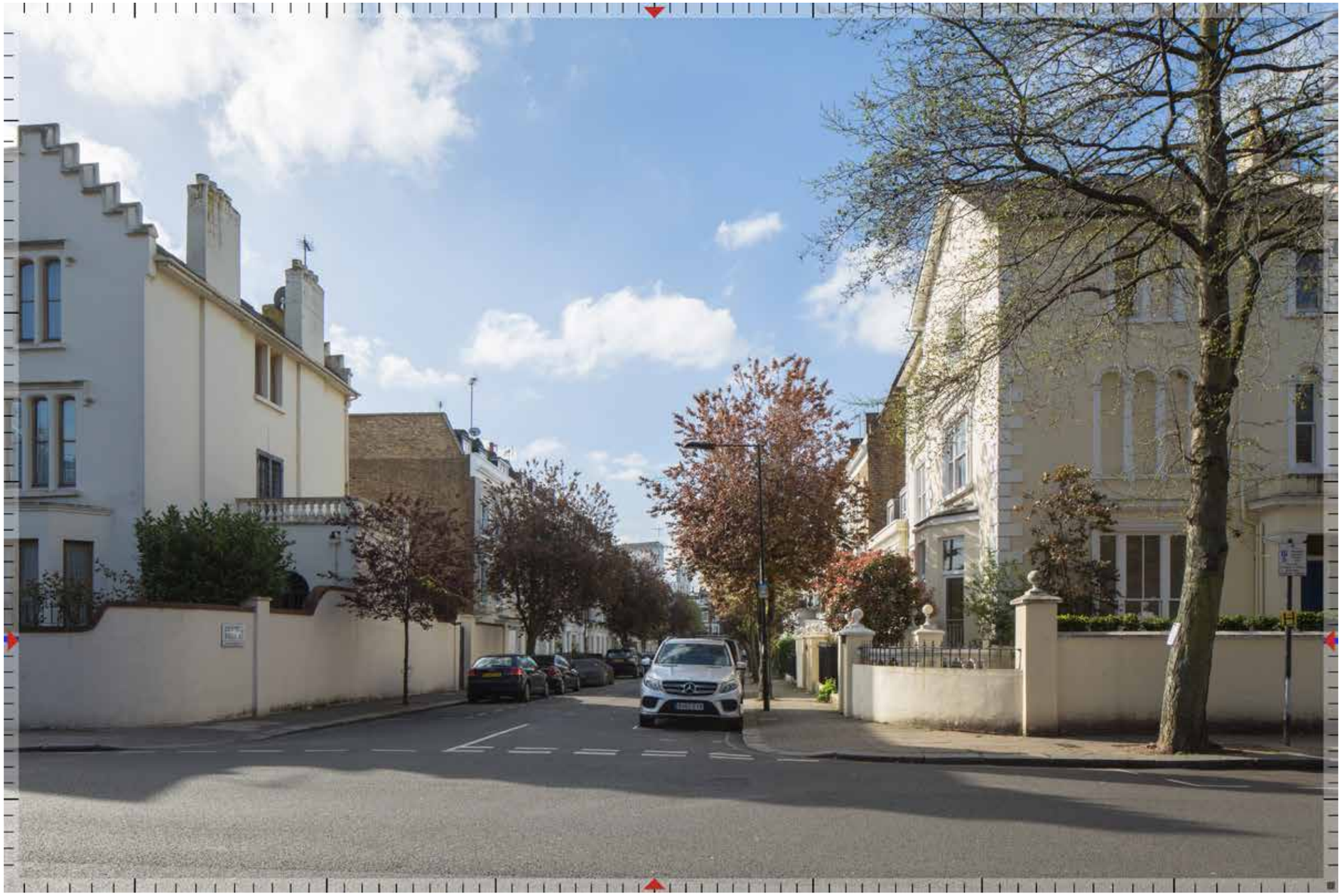
Cumulative

2.227 No change

A3 view A3(A3) | Talbot Road, looking south along Courtnell Street



September 2017



GLA 2018

Existing

September 2017

Existing

2.228 This view is located in the western part of the Westbourne Conservation Area, at the northern end of Sutherland Place, immediately east of view A2 (see the description of the context there).

Proposed 2017

2.229 The tallest part of the Proposed Development would marginally break the roofline of the buildings on Artesian Road, and would rise slightly above the terrace on the western side of Sutherland Place and the western elevation of the Grade II listed RC Church of St Mary and the Angels. However, it would be a distant form and there is a taller building to its immediate right closer to the viewpoint. Any visibility would be negligible due to the screening offered by the trees on Sutherland Place (partial in winter/complete in summer). The Proposed Development would not harm the significance of the conservation area or the setting of the heritage asset in view.

Significance of impact: negligible

GLA 2018

Proposed 2018

2.230 No change

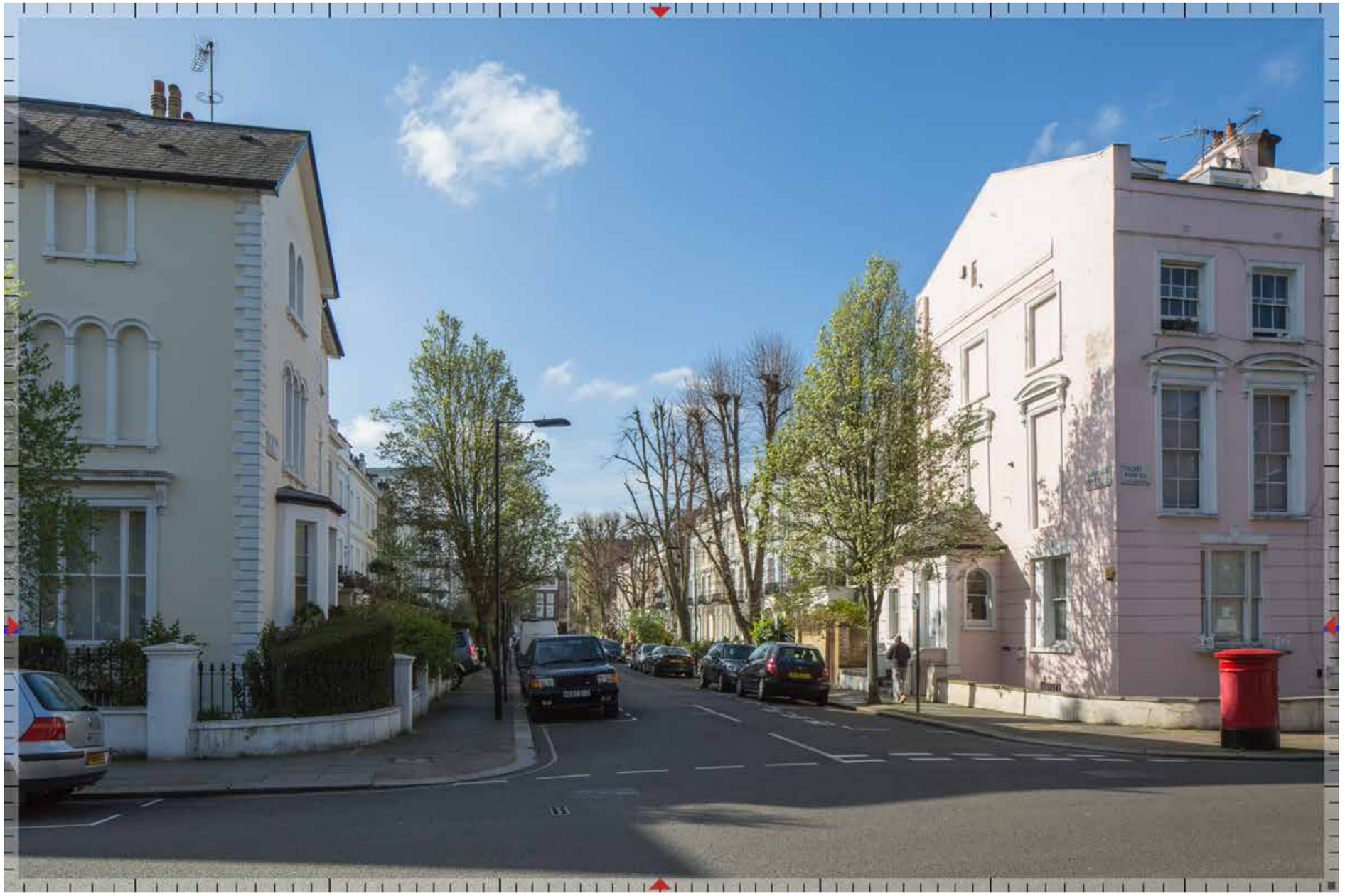
Significance of impact: negligible

GLA 2018 Cumulative

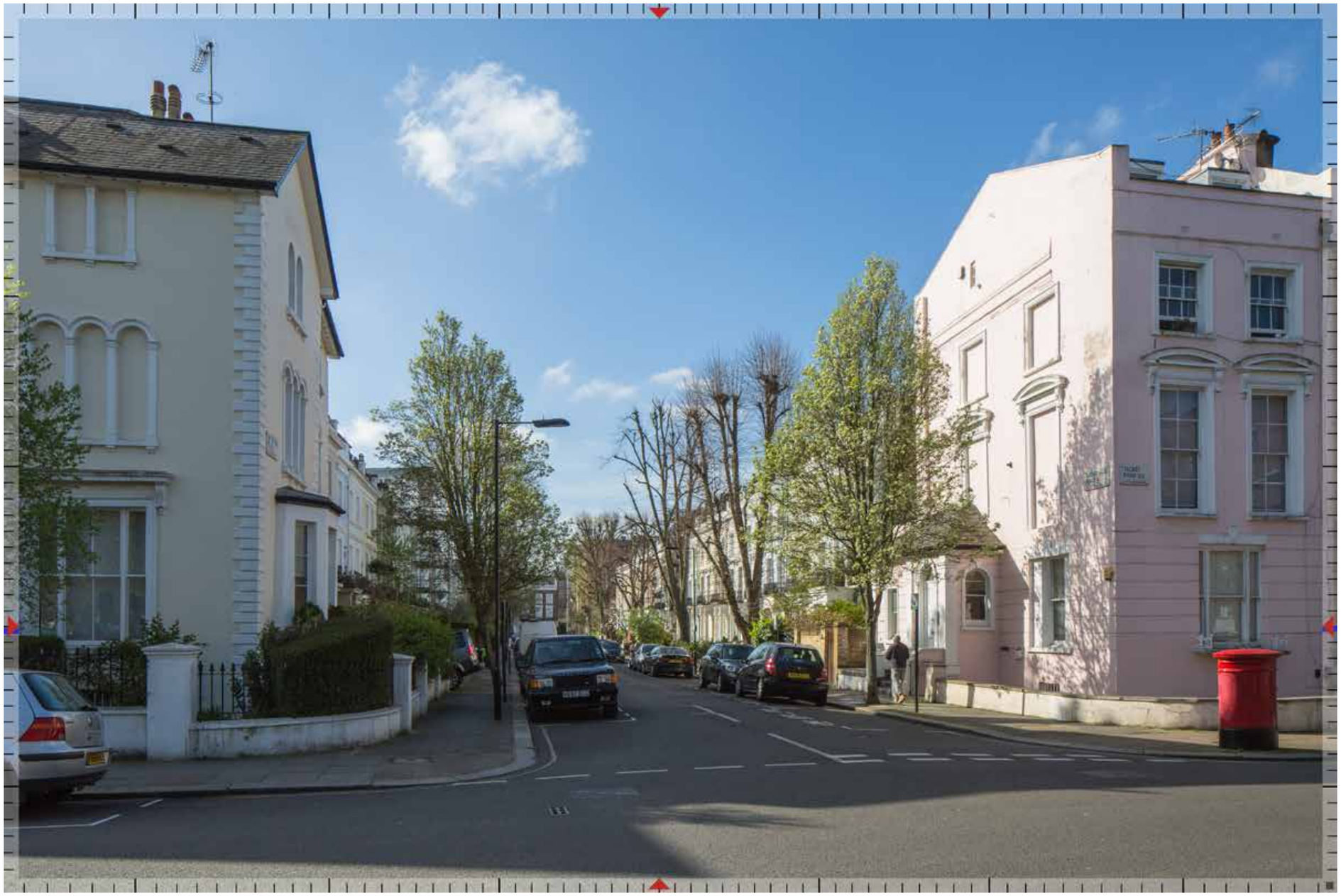
Cumulative

2.231 No change

A4 view A4(A4) | Talbot Road, looking south along Sutherland Place



September 2017



GLA 2018

Existing

September 2017

Existing

2.232 This view is taken slightly further south of View 40 above, and the panorama extends from the spire of the Grade II* listed St Mary Abbot Church on the left (excluding the tall modern blocks to its left).

Proposed 2017

2.233 The impact of the Proposed Development and the description and conclusions reached for View 40 otherwise remain the same. 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

GLA 2018

Proposed 2018

2.234 No change

Significance of impact: minor, neutral

GLA 2018 Cumulative

Cumulative

2.235 No change

view A5(35) | Kensington Gardens - East of Round Pond

September 2017

GLA 2018

Townscape and Conservation Area Assessment

2.236 The characters of the townscape and conservation areas within the Study Area are judged to be the same. The following conclusions are the same for the TVIA 2017 and TVIA Addendum 2018.

Conclusions regarding Linear View Sequence 1

2.237 The townscape would be enhanced in each of the five views that run in a sequence south-north along Kensington Church Street. The overall quality of the townscape and conservation area is judged to be between low to high, with low to high sensitivity to change. The Proposed Development would not harm the significance of the conservation areas; the settings of the listed buildings would be enhanced. As set out in para 2.10 above, considerable weight and importance should be given to this enhancement.

Significance of likely effect: minor to major, beneficial

Conclusions regarding View Sequence 2

2.238 The townscape would be enhanced in each of the four views, which run west-east along Notting Hill Gate. The overall quality of the townscape and conservation area is judged to be low to moderate with medium sensitivity to change. The Proposed Development would not harm the significance of the conservation areas in the first view in the sequence.

Significance of likely effect: minor to major, beneficial

Conclusions regarding View Sequence 3

2.239 The townscape would be enhanced in each of the four views, which run east-west along Notting Hill Gate from Bayswater. The overall quality of the townscape and conservation area is judged to be low to high with medium sensitivity to change. The Proposed Development would not harm the significance or the settings of any heritage assets.

Significance of likely effect: minor to major, beneficial

Conclusions regarding View Sequence 4

2.240 The townscape would be enhanced in each of the four views, which run southwards through the Ladbroke Conservation Area and Pembridge Conservation Area. The overall quality of the townscape and conservation area is judged to be high with high sensitivity to change. The Proposed Development would not harm the significance or the settings of any heritage assets.

Significance of likely effect: minor, neutral to major, beneficial

Conclusions regarding View Sequence 5

2.241 Twelve views in the Kensington Conservation Area were assessed in this sequence. The overall quality of the townscape and conservation area is judged to be high with high sensitivity to change. The townscape would be enhanced in those views in which the Corner Building is visible. Overall, the Proposed Development will provide a new mixed-use urban quarter that will enhance the townscape, and local wayfinding will be enhanced by the Corner Building. Tall buildings are already visible within and adjacent to the northern part of the Kensington Conservation Area, and the high quality landmark tall building of the Proposed Development would not harm its significance.

Significance of likely effect: minor, neutral to major, beneficial

Conclusions regarding View Sequence 6

2.242 The overall quality of the townscape and conservation area is judged to be high with medium sensitivity to change. Tall buildings are already visible within and adjacent to the southern part of the Ladbroke Conservation Area, and the high quality landmark tall building of the Proposed Development would not harm its significance. The townscape would be enhanced in the three views assessed in which the Proposed Development would be visible. The Proposed Development would not harm the significance or settings of the heritage assets in the views.

Significance of likely effect: neutral to minor, neutral

Conclusions regarding View Sequence 7

2.243 The Proposed Development will not be visible in half of the views assessed in the sequence of 6 views through the Pembridge Conservation Area. The overall quality of the townscape and conservation area is judged to be high with high sensitivity to change. Where it is visible it is evident that 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 listed buildings. The townscape would be enhanced. The significance of the conservation area and the settings of the listed buildings would be left unharmed.

Significance of likely effect: minor to major, neutral

Conclusions regarding View Sequence 8

2.244 The overall quality of the townscape and conservation area is judged to be high with high sensitivity to change. Most of the views look across the Royal Parks and Kensington Palace Conservation Area, from where there would be limited or no views. The significance of the conservation area and the settings of the listed buildings would not be harmed.

Significance of likely effect: neutral to minor, neutral

Conclusions regarding View Sequence 9

2.245 These comprise two sets of views in Westminster, in the Hallfield Estate and Westbourne Conservation Areas. The overall quality of the townscape and conservation area is judged to be high with medium to high sensitivity to change. The Proposed Development would have a minor or negligible impact in these views, and would not harm the significance or settings of the heritage assets in the views.

Significance of likely effect: neutral to minor, neutral

Listed Buildings and Registered Landscapes

2.246 Relevant Listed Buildings are described in Table 2-2, and see Figure 4.1 and Table 4.1 of the TVIA 2017 (and see DIA's HBCAA 2017 for further detail). Listed buildings in the wider surrounding area are described where relevant within the Views Assessment above. Potential impacts are assessed in the following Table 2-3, and see Table 6-1 of the original TVIA 2017.

Overall Conclusion regarding the visual impact of the Proposed Development on relevant Conservation Areas, Listed Buildings and Registered Parks and Gardens

2.247 The overall conclusion for the TVIA Addendum 2018 regarding the nine view sequences assessed above remains the same as in section 6 of the TVIA 2017, that no heritage assets will be harmed by the Proposed Development. The responses of the statutory consultees set out in the TVIA 2017 in relation to the urban and architectural design character and quality of the previous application/Appeal Scheme will now be reviewed. As concluded already, the design appearance of the TVIA Addendum 2018 is very similar to that described in the TVIA 2017 and their comments remain relevant.

Mitigation of potential effects

2.248 Mitigation of potential effects would be the same for the TVIA Addendum 2018 as the TVIA 2017. The Proposed Development is not anticipated to result in any likely negative townscape or visual effects either in isolation or cumulatively with other cumulative development. As such, additional mitigation is not required and the likely significant residual effects of the Proposed Development on townscape and visual amenity would remain as identified in Section 6 of the TVIA 2017 and Table 7-1 therein.

Residual Effects

2.249 The Proposed Development has been designed through a process of pre-application consultation with stakeholders to respond positively, in scale and mass and architectural treatment, to the existing townscape, the settings of local conservation areas and listed buildings, registered parks and gardens and strategic and local views towards the Site. Potential negative effects have been considered throughout the design process, such that all have been mitigated by design though an iterative design evolution process. The potential residual effects would be the same for the TVIA Addendum 2018 as the TVIA 2017.

2.250 The potential long-term significant effects of the completed Development, assessed in isolation, on local townscape character and quality have been assessed in the Townscape Assessment. The potential effects of the Proposed Development on the townscape character areas assessed would range from negligible to moderate, positive significance. Taking into account the high design quality of the Proposed Development and the sensitivity to change of each townscape character area, none of the potential effects of the Proposed Development are judged to be negative. As demonstrated in the rendered views and as described in detail in the assessment of those views, the Proposed Development would be of high architectural and urban design quality and would respond sensitively to its unique townscape context and would therefore have a positive likely significant effect on its townscape setting. The potential long-term significant effects of the completed Development would be the same for the TVIA Addendum 2018 as the TVIA 2017.

2.251 The potential long-term significant effects of the completed Development, assessed in isolation, on the settings of above ground built heritage assets in the wider vicinity of the Site have been assessed in the Built Heritage Assessment in the TVIA 2017: see Figures 4-1 and 4-2, and Tables 4-1 and 6-1 therein. Five additional buildings have been listed since the TVIA 2017, which are introduced at paragraph 1.10 above. As stated there, the Proposed Development will not affect the conclusions already reached in the TVIA 2017 regarding potential impacts on their settings. It is concluded that there would be no harm to the significance of local conservation areas or the settings of nationally and locally listed structures resulting from the TVIA Addendum 2018.

2.252 In the Visual Assessment, the suitability of the design of the Proposed Development in its spatial location has been assessed through 44 views in RBKC and 5 views in WCC, which were selected in consultation with the Council. These views permit the Proposed Development to be assessed in the round and its effect on the character and composition of the agreed views to be tested allowing the potential visual effects of Development to be understood. As the assessment demonstrates, the Proposed Development, where visible, considered in isolation, would have a negligible effect on sub-regional views and a negligible to moderate, positive likely significant effect on district views. The likely significant effect of the Proposed Development on local views would be negligible to moderate, positive. Taking into account the sensitivity to change of each townscape view and the high design quality of the Proposed Development none of the likely significant effects are judged to be negative. These conclusions are the same for the TVIA Addendum 2018 as the TVIA 2017.

Table 2-2 Schedule of Listed Buildings

Ref	Listed structure	Grade	Summary description	Significance	Setting and contribution of setting to significance
Listed Buildings					
1	Notting Hill Gate Underground Station	II	Underground station of 1868, designed by Sir John Fowler for the Metropolitan Railway. Brick retaining walls with blind arcades, supporting an elliptically-arched iron roof of nine bays, partially glazed and partly panelled in wood. The station is accessed via pedestrian subways and does not have a frontage to Notting Hill Gate.	Historical, aesthetic and evidential value: listed as relatively well-preserved example of an early underground station built by the company architect using the "cut and cover" method.	The station does not have a street frontage on Notting Hill Gate but has pedestrian subways providing access on either side of the road. The building's effective setting is limited by its position set within an urban block on the south side of Notting Hill Gate. To the immediate west are a group of broadly-contemporary fine-grained terraced houses which form an important element of the building's setting. The development to the north and east is modern and of a scale sufficient to screen views from outside of the carpark to the east, from which only the roof structure is visible.
2	The Gate Cinema	II	Cinema and attached shops. Opened in 1911 as the Electric Palace, a Moderne-style cinema which was converted from a restaurant of 1861, designed by William Hancock. The foyer and offices above it were rebuilt in 1962 by Douton and Hurst as part of a London County Council street widening scheme. Stock brick, with a faience-clad steel frame. Long rectangular auditorium on a single level entered via small foyer with rear fire exits directly on to the back street. Above are two storeys of offices, and below, a basement.	Historical and aesthetic value: Listed as a largely unaltered example of an early cinema. It retains a range of original fixtures and fittings including Edwardian baroque plaster decoration.	The Gate Cinema is set within a small urban block on the south side of Notting Hill Gate. To the west are a group of fine-grained historic houses with shopfronts at ground floor level and the Coronet Cinema. These buildings show the historic form and scale of the area, which has now largely been replaced by modern course-grained buildings. The building's wider setting is highly mixed and includes substantial modern buildings to the north and east which do not contribute to its significance.
3	Coronet Cinema	II	Theatre of 1898, designed by W. G. R Sprague and latterly converted into a cinema. Rendered stone and brick with concealed roof. Rectangular plan on prominent corner site with circular-plan corner tower of four storeys. Three-storey elevations with corner entrance and pedimented palace fronts to Hillgate Street and Notting Hill Gate. Rich classical decoration including frieze moulded with swags, giant Corinthian pilasters and Serlian windows adorned with broken parapets on the first floor.	Historical and aesthetic value: listed as a rare surviving example of a London suburban theatre and opera house and as the only surviving suburban work by the prominent theatre architect, W. G. R. Sprague.	The building occupies the eastern end of a narrow plot on the south side of Notting Hill Gate; the corner tower is prominent in views looking east and west along the road. The flanking frontages are of a complimentary historic scale and form, which create a characterful composition, contributing to the building's significance. The building's wider setting is highly varied and includes substantial modern buildings to the north and east.
4	23, Kensington Place	II	Private house of 1966-7, built to the designs of Tom Kay for the photographer Christopher Bailey and the opera singer Angela Hickey. Staffordshire Blue brick load-bearings walls, with steps and brick ramp on the west side and spiral staircase on the north-west corner. Vertical band of glazing with wooden frame separating the house from the neighbouring terrace.	Historical and aesthetic value: listed for its architectural quality as an architect-designed house which was built to meet a challenging brief. The house is a good example of later-20th century Dutch Expressionism.	The building is on the south-west corner of an urban block with frontages to Kensington Place and Hillgate Street. It is set within a coherent, historic terrace on the north side of Kensington Place. The surrounding terrace makes an essential contribution to the building's setting, having informed its design. The building's wider setting is highly varied and includes substantial modern buildings to the south.
5	138, Kensington Church Street	II	Dwelling house, built in 1736-7 and altered in the late-18th or early 19th century. From the late 1970s until his death in 2011, it became the home and studio of the artist Lucian Freud. Formerly listed as a single asset with 136 Kensington Church Street (NHLE 1424034).	Historical and aesthetic value: listed as a good example of 18th century speculative development. The building retains some original fixtures and fittings and is the best preserved of the Kensington Church Street group. The building has historical value for its association with Lucian Freud.	The buildings form a characterful historic composition on the east side of Kensington Church Street. The buildings reflect the prevailing scale, form and materiality of the Kensington Church Street frontages to the north and west which make an important contribution to their significance. The buildings' wider setting includes modern buildings – both fine-grained infill and substantial course-grained buildings further to the north – which do not make a positive contribution to their setting.
	136, Kensington Church Street	II	Dwelling house, built in 1736-7 and altered in the late-18th or early 19th century with further 19th and 20th-century alterations. Formerly listed as a single asset with 138 Kensington Church Street (NHLE 1239852).	Historical and aesthetic value: listed as a good example of 18th century speculative development. The building retains some original fixtures and fittings.	
	132 and 134, Kensington Church Street	II	18th century dwelling house with mid-19th century stucco facade. Three storeys, three windows wide. Ground floor with two good surviving mid to later-Victorian shop fronts, with paired central entrances (glazing altered to left hand window). Cornices to first floor casement windows, architraves to second floor casement windows. Rusticated quoins, cornice and parapet.	Historical and aesthetic value: listed as a good example of 18th century speculative development. The building retains some original fixtures and fitting, including a pair of 19th-century shopfronts.	
	128, Kensington Church Street	II	Large, early-19th century brick-built house of four storeys, plus basement. L-shaped plan with 1+1 windows to street. Door in glazed porch in internal angle with segmental fanlights. Window guards to first and second floors. Double height canted-bay window on first and second floors. London County Council plaque commemorates residence of Muzio Clementi. The listing includes iron railings to front.	Historical and aesthetic value: listed as a good example of a large, early-18th century townhouse. The building retains a number of original fixtures and fitting, including iron railings and window guards.	
6	Mall Chambers	II	Built as improved industrial dwellings in 1865-8, to the designs of J. Marry. Yellow brick with stone dressings. Five-storey elevations to Palace Gardens Terrace and Kensington Mall with corner entrance. Three main bays to each side, with centre two bays of coupled square headed windows with chamfered stone mullion between. End bays with coupled arcades to staircase. Triple arcades to corner, with staircase behind. Ground floor rusticated. Heavy cornice on consoles above fourth floor. Balustrade to roof.	Historical and aesthetic value: listed as a well-preserved example of industrial dwellings built for the skilled working classes.	The building occupies a prominent corner plot at the junction of Palace Gardens Terrace and Kensington Mall. To the west and south are fine-grained historic buildings of a complimentary scale and character which maintain the historic street pattern of the area and contribute to the building's significance. The wider urban block includes substantial modern buildings which establishes the building's mixed modern setting.
7	Second Church of Christ Scientist	II	Church auditorium, school hall and offices built 1921-4 to the designs of Burnet and Tait in a simplified Italian style. Narrow red bricks, with raked joints, pantile roof and some Portland stone dressings. 'L' shaped plan with main auditorium advanced to right and gabled with triple round-headed windows. Wing to left set back, two storeyed, with single storeyed covered walkway in front, and advanced bay to left, with main entrance. Further entrance in left hand return of auditorium block. Round headed windows with some stone shafts and capitals. Adjoining garden wall, red brick and Portland stone with arched entrance and wrought iron gates. Some inlayed panelling to auditorium interior.	Historical and aesthetic value: listed as a good example of early-20th century ecclesiastical architecture and is the work of a successful architectural partnership.	The church is on the east side of Palace Gardens Terrace, at the north end of a long mid-19th century terrace. The historic terraces, which line both side of the road, and the Kensington Palace Gardens residences to the east, are the building's original setting and make an important contribution to its significance. Visible further to the north are the broad, modern buildings on the south side of Notting Hill Gate; these buildings establish the mixed form of the building's modern setting.

Ref	Listed structure	Grade	Summary description	Significance	Setting and contribution of setting to significance
8	24, Kensington Palace Gardens	II*	Mansion of 1845-49 designed by Owen Jones. Faced in stucco with Indian-style enrichments. Three storeys, seven windows wide with an open fretwork parapet. The ground floor has arched window openings, set within recessed framed with semi-circular heads. Above are semi-vaults with lotus leaf mouldings supporting the first-floor balcony. The window openings on the second floor are similar to the ground floor, but of a smaller scale, and alternating between blind and glazed. Ogee domes to chimney stacks.	Historical and aesthetic value: listed as a fine example of a grand, mid-19th century house. The building retains many original fixtures and fittings and is an unusually early example of Indian-influenced architecture. It has associative value as the work of Owen Jones, an influential architect and designer who helped pioneer modern colour theory.	The building is on the west side of Kensington Palace Gardens, a private road adjacent to Kensington Gardens. It forms part of a wider group of grand, broadly contemporary, semi-detached houses, each set behind long gardens. Each house was individually designed and differs in style and detailing, but conforms to a standard plan and scale. Kensington Palace Gardens is lined by mature trees which largely screen views of the surrounding buildings and give the development a suburban character. The relationship with Kensington Gardens to the east is an essential element of the building's wider setting and contributes to its significance.
9	Kensington Palace Gardens residences	II	Group of substantial, mid-19th century houses designed by a number of prominent architects and practices. The houses were built within a five-year period along a private road on the west side of Kensington Palace Gardens. Built in a range of styles, each conforms to a common plan, scale and materiality, creating a coherent overall development.	Historical and aesthetic value: listed as fine examples of grand, mid-19th century houses. The buildings retain many original fixtures and fittings of interest, though many have later alterations. The buildings' have associative value as the work of prominent architects.	
10	18 and 19, Kensington Palace Gardens	II*	Pair of large houses of 1845-47, by the office of Sir Charles Barry, probably designed by R. R. Banks. Stone, with rear elevation of brick and slate roofs. Two storeys over basement, five-bay central block with flanking belvedere towers of three storeys. Doric surrounds to ground-floor windows, first-floor windows with segmental pediments and flanking pilasters. Rusticated quoins to belvederes, which have garland friezes below the cornice. Crowning modillion cornice with balustraded parapet and ball finials. Square corner terminals to belvederes.	Historical and aesthetic value: listed as a fine example of a grand, mid-19th century housing designed by a prolific and successful practice. The building retains many original fixtures and fittings. It has associative value as the commission of baron Julius de Reuter, founder of the Reuter News Agency, and group value with the surrounding contemporary development.	
11	Entrance Arch from Linden Gardens, Linden Mews	II	Archway of c.1875. Stucco with moulded architrave and vermiculated keystone. Plain piers and pilasters. Pediment enclosing foliage and an escutcheon, urn finials. Built as part of the Linden Gardens terraces.	Historical and aesthetic value: listed for its aesthetic value and group value with the surrounding terraces. Rare example of archway to mews houses.	The listed structure's setting is limited to the contemporary terraces of Linden Gardens by their scale and orientation. The surrounding terraces and Linden Mews are an essential part of the structure's design intent and setting and make a positive contribution to its significance.
12	Numbers 4 to 34 Pembridge Gardens	II	Mid-19th century detached house. Stucco, four storeys plus basement. Two windows wide with continuous iron balcony to first floor windows. Dentil cornice above second floor. Part of unified scheme with Nos 1-29, 2 and 4-34 and Pembridge Square.	Historical and aesthetic value: listed as good examples of large, mid-19th century semi-detached houses which retain many original fixtures and fittings.	The Pembridge Gardens residences form part of a large area of historic, fine-grained terraced houses to the north of Notting Hill Gate. The terraces have an intimate, inward-looking focus which limits their effective setting, though a number of the modern buildings fronting onto Notting Hill Gate are visible from the south end. These buildings contribute to the terrace's mixed modern setting.
13	Cabman's Shelter	II	Cabman's shelter of 1909, erected by the Cabman's Shelter Fund under the supervision of M. Starmer Hack. Timber frame with timber cladding, low pitched roof with overhanging eaves and entrance on the north and south side. Three glazed panels to the east and west sides with a strip of continuous glazed panels beneath the cornice line.	Historical and aesthetic value: listed as a rare survival of a cabman's shelter.	The building is at the centre of Kensington Park Road, adjacent to the junction of Ladbroke Road. The surrounding historic terraces and Kensington Chapel form the building's original setting and contribute to its significance. Its wider setting includes substantial modern buildings, notably Campden Hill Towers which provides a visual link with Notting Hill's modern urban centre.
14	Kensington Temple	II	Church of 1848-9 by J. Tarvin, formerly the Horbury Congregational Chapel until 1935; later the Church of the Foursquare Gospel and now the Elim Pentecostal Church. Geometrical Gothic style with square towers capped by low spires. Cruciform plan with four-bay nave, transepts and shallow sanctuary containing the pulpit. Random rubble Kentish ragstone with ashlar dressings. Slated roof with parapets and coped gable to east front flanked by towers. Four light east window with geometrical tracery. Central arched doorway with receding orders and hoodmould; flanking doorways in corner towers. Plain interior with galleries on three sides carried on cast iron columns and approached from tower staircases.	Historical and aesthetic value: listed as a good example of mid-19th century ecclesiastical architecture which retains many of its original fixtures and fittings.	The Kensington Temple occupies a prominent corner site at the junction of Ladbroke Road and Kensington Park Road. Though the plot is fringed by mature trees, limiting visibility, its spires rise above the treeline and can be seen from some distance. The surrounding terraces, which form the building's original setting, make an important contribution to its significance. Its wider setting includes substantial modern buildings, notably Campden Hill Towers which provides a visual link with Notting Hill's modern urban centre.
15	3-13, Campden Hill Square	II	11 terrace houses with wrought-iron railings, c1828-40 piecemeal development by Christopher Howey on site laid out for Joshua Flesher Hanson in 1826 and purchased by Rice Ives, wine merchant and speculator, in 1830. Stock brick, with rusticated ground floors, roofs hidden by parapets; brick stacks. 4 storeys high with basements set in sunken areas. All are 2 bays wide, with sashes and glazing bars under gauged brick heads except where noted. No.4 has been much rebuilt, with some rebuilding also to No.3. Nos.5 & 6 (1830-5) have round-arched doors with pilasters and fanlights, under rusticated keystone, repeated over ground-floor window. No.6 with wrought-iron balcony front and reeded window surrounds to first floor. Wrought-iron plant boxes to second floor. No.7 has simple wrought-iron balcony front, and round arched door. No.8 similar, with anthemion motif to balcony front and fire plaque. Nos. 9-13 completed by 1840. No.9 has round-arched window to ground floor, panelled door with toplight, continuous balcony front to first floor with anthemion motif LCC commemorative plaque to John McDonall Stuart (1815-66), Australian explorer. No.10 has similar balcony and doors. No.11 has the same pattern of door and door surround, but 2 elaborate wrought-iron balcony fronts with the initials ASC. No.12 has a rusticated ground floor, and a panelled door under a 3-part rectangular toplight. The basement, ground floor and first floor refenestrated with square windows. No.13 also has a rusticated ground floor. The house is entered from the side, via door with pilaster surround. To front, ground and first floors have bow, a terminal feature to the terrace and topped with balustrading and cornice – the latter continued round the house. Blind fenestration on side to second and third floors.	Historical and aesthetic value: The listing description states that: "Campden Hill Square is a particularly picturesque and well massed series of terraces rising up a steep hillside." And that: "the layout is thought to owe something to Hanson's earlier work in Brighton." No 9 also has historical value through association with John McDonall Stuart. The individual houses arranged in a terrace have group value with each other and the other listed assets surrounding the Square, including the Square's listed walls, gates, gatepiers and railings of the central garden.	The houses were built in the same time period by the same developer, Howey, and have a coherent use of material, height and design. They have a strong physical relationship with the central garden within the square, which they address with their front elevations. They are part of a coherent U-shaped arrangement of terraces, in three parts, and as such they contribute significantly to the character of the Square. The stepped character of the terraces on this eastern side of the Square is also mentioned in the listing description. Their significance derives from their group value with the other listed buildings, their contribution to the formation of the Square, and association with its secondary historic assets which combine to create the overall sense of place.
16	14, Campden Hill Square	II	Early C19. Four storeys. Three windows. Stock brick. Channelled stucco to ground floor. Projecting stuccoed porch. Window guards to first floor. Stuccoed cornice above second floor.	Aesthetic value: The terrace is an elegant example of an ending to a row of terraces from the early 19th century. It has group value with the neighbouring terrace and the other listed assets surrounding the square, including the Square's listed walls, gates, gatepiers and railings of the central garden.	Nos. 14 and 15 are contemporary with Nos. 3-13 (qv) and built by the same developer, Howey, and share similar facing materials, height and design with Nos 3-13 and some other terraces around the Square. They have a strong physical relationship with the central garden within the square, which they address with their front elevations. They are part of a coherent U-shaped arrangement of terraces, in three parts, and as such they contribute significantly to the character of the Square. Their significance derives from their group value with the other listed buildings, their contribution to the formation of the Square, and association with its secondary historic assets which combine to create the overall sense of place.
17	15, Campden Hill Square	II	Terraced house. Early C19. Largely unaltered. Four storeys plus basement. Two windows. Stock brick. Channelled stucco to ground floor. Segmental-headed door and window to ground floor. Continuous iron balcony to first floor. Window guards to second floor.	Aesthetic value: The terrace is elegant example of a terraced house dating from this period. It has group value with the neighbouring terrace and the other listed assets surrounding the Square, including the Square's listed walls, gates, gatepiers and railings of the central garden.	

Table 2-3 Assessment of Impacts on Listed Buildings and Registered Parks and Gardens

Ref	Listed structure	Likely effects on setting	Resulting likely effects on significance of asset	Likely significance of effect on significance of asset	Likely significance of cumulative effect on significance of asset
Listed Buildings					
1	Notting Hill Gate Underground Station	As noted in Table 4-1, the station has a very limited setting, is only visible from within the Site, and is therefore not shown in any of the views. The Proposed Development would be intervisible with the listed building from within the carpark at the centre of the Site, and would form a new element within its setting.	Only the roofline of the listed building would be visible from the Site. The relationship between the listed building, the historic Jameson Street terrace to the west, and the Bethesda Baptist Chapel to the south, which contribute to the building's significance, would not be affected by the Proposed Development. Although the Proposed Development would form a major new addition to setting of the station, it would be consistent with the character of its existing setting which includes the substantial modern buildings on the Site.	Negligible	Negligible
2	The Gate Cinema	The likely effects on the setting of the listed buildings are shown in View 18, which shows the perspective from Uxbridge Street, and Views 7, 8 and 9, which show the perspective from Notting Hill Gate. From the west end of Notting Hill Gate the Proposed Development would be visible as a distant slender form, appearing lower and less broad than the modern foreground development, including Campden Hill Towers. From Uxbridge Street, the Proposed Development would be seen in relation to the rear elevation of the historic terrace lining the north side of the road, but would again appear lower and less dominant than Campden Hill Towers.	Although forming a major new element of the buildings' setting, the carefully-considered palette and materiality of the Proposed Development would ensure that it read as a distant form, visually distinct from the foreground historic buildings. The visibility of the Proposed Development would not affect the relationship between the listed buildings and the surrounding buildings which form their historic context. The buildings' wider setting, which is characterised by mixed built forms of varying scale, age and form, would not be fundamentally altered by the Proposed Development.	Negligible	Negligible
3	Coronet Cinema				
4	23, Kensington Place	As shown in View 24, a small part of the Proposed Development would be visible rising above the roofline of 23 Kensington Place. Part of the Proposed Development would also be seen above the roofline of the Kensington Place terrace, further to the east. Although visible, the Proposed Development would be a minor element within the setting of the listed building and would reduce in prominence as the receptor advanced eastwards along Kensington Place.	Due to the carefully-selected palette and materiality of the Proposed Development, it would appear as a distant form, visually distinct from the historic foreground development. Although forming a new element within the setting of 23 Kensington Place, visibility of the Proposed Development would be consistent with the wider character of the building's setting which includes substantial modern buildings to the north and south. The Proposed Development would not affect the relationship between the listed building and the surrounding historic terrace, which contributes to its significance.		
5	128, 132, 134, 136, 138, Kensington Church Street	View 3 shows the effect of the Proposed Development on the setting of the listed buildings. The tower and east elevation of the Proposed Development would be visible along Kensington Church Street, marking the junction with Notting Hill Gate. The Proposed Development would form part of the buildings' secondary urban backdrop, visually distinct from the surrounding historic buildings.	The listed buildings are within an area of coherent, fine-grained, historic development which forms their primary setting and contributes to their significance. The carefully-considered palette and materiality of the Proposed Development in relation to the listed buildings would ensure that it read as a distant and visually distinct form in views from Kensington Church Street. Although a major new element of the buildings' setting, the Proposed Development would complement the character of their existing setting, which is already defined by mixed built forms, including broad modern buildings to the north and the south.	Negligible	Negligible
6	Mall Chambers	The eastern elevation of the Proposed Development is likely to be visible in relation to the listed building in views from the east end of Kensington Mall. The elements of the Proposed Development that would be visible along Kensington Mall would be of a comparable scale and form to the existing buildings on the Site, forming a minor new addition to the setting of the listed building.	The eastern elevation of the Proposed Development responds to the palette and form of the surrounding townscape and would enhance the setting of the listed building. Its scale, when seen from Kensington Mall, would relate well to the surrounding historic buildings and would form a new, high-quality element within local views. Its visibility would not fundamentally alter the character of the listed building's existing setting which includes a range of built forms.	Negligible	Negligible
7	Second Church of Christ Scientist	Due to the scale of intervening development and the orientation of the surrounding roads, the Proposed Development is unlikely to be visible from the Second Church of Christ Scientist. It is also unlikely to be visible in key views of the building from Palace Gardens Terrace. The Proposed Development would therefore have no impact on the setting of the listed building.	The Proposed Development would have no impact on the setting of the listed building. Its significance would therefore remain unharmed.	Negligible	Negligible
8	24, Kensington Palace Gardens	View 43 shows the effect of the Proposed Development on the settings of the Kensington Palace residences. As shown, the Proposed Development would be visible between each of the villas, at various points along Kensington Palace Gardens, reducing in apparent size and prominence as the receptor advances southwards. The Proposed Development is unlikely to be visible above the rooflines of the villas, even towards the north end of Kensington Palace Gardens.	Due to the carefully-selected palette and materiality of the Proposed Development, it would appear as a receding distant form, visually distinct from the historic foreground development. As a minor, glimpsed element of views from Kensington Palace Gardens and periodically visible in kinetic views along the road, it would form a minor element of the setting of the listed buildings. The buildings' immediate historical setting and their relationship with one another, which makes an important contribution to their significance, would be unaffected by the Proposed Development.	Negligible	Negligible
9	Kensington Palace Gardens residences				
10	18 and 19, Kensington Palace Gardens				
11	Entrance Arch from Linden Gardens, Linden Mews	As shown in View 37, the Proposed Development would be visible between the west and south Linden Garden terraces. In views from further to the north along Linden Garden, the prominence and apparent scale of the Proposed Development would reduce, and in views from the west side of the road, it would be screened from view.	Although a new element within the setting of the listed building, the carefully-considered palette and materiality of the Proposed Development would ensure that it read as a distant, distinct form from the foreground historic development. The listed structure's primary setting, the Linden Gardens terrace and mews, is relatively limited and insular; visibility of the Proposed Development would be consistent with the wider character of the this setting and would not harm the fundamental relationship between the Linden Garden heritage assets, and therefore the significance of the entrance arch.	Negligible	Negligible
12	Numbers 4 to 34 Pembridge Gardens	View 38 shows the effect of the Proposed Development on the setting of the Pembridge Gardens terraces. The Proposed Development would be seen in relation to the modern frontages of Notting Hill Gate, rising above the roofline of Pembridge Gardens. The prominence and apparent scale of the Proposed Development would reduce as the receptor advanced northwards along Pembridge Gardens. The building would not be visible from the east side of the road.	Due to the carefully-selected palette and materiality of the Proposed Development, it would appear as a distant form, visually distinct from the historic foreground development. From this proximity, the well-articulated façade and high-quality design would be appreciable, providing additional depth and visual interest to views from Pembridge Gardens. Its visibility would be consistent with the mixed urban character of the listed building's setting which includes substantial modern buildings to the south and west. The relationship between each of the listed buildings, which contributes to the significance of the group, would be unharmed by visibility of the Proposed Development.	Negligible	Negligible

Ref	Listed structure	Likely effects on setting	Resulting likely effects on significance of asset	Likely significance of effect on significance of asset	Likely significance of cumulative effect on significance of asset
13	Cabman's Shelter	Views 16 and 17 and Views 31 and 32 show the effect of the Proposed Development on the setting of the listed buildings. As shown, the tower of the Proposed Development would be visible above the roofline of the surrounding terraced houses, replacing Newcombe House, the existing building on the Site. The Proposed Development would be seen as a distant form, its high-quality, slender design adding further depth and visual interest to the setting of the listed buildings.	The Proposed Development's carefully-considered materiality and palette would ensure that it read as a retiring, distant form, visually distinct from the surrounding historic terraces. Its visibility would not affect this primary setting and would be consistent with the building's wider, secondary urban setting, which includes Campden Hill Towers. The buildings' setting and significance would therefore be preserved.	Negligible	Negligible
14	Kensington Temple				
15	3-13, Campden Hill Square	Views 19 and 20 show the effect of the Proposed Development on the setting of the listed buildings. In view 19 only the upper NW top of the Corner Building of the Proposed Development would be visible in the distance between foreground trees. In View 20 even less of the Proposed Development would potentially be visible and would still be largely obscured by branches during the winter months. In both views the Proposed Development's recessive coloration and articulation of its mass used would ensure that it has a negligible effect on the settings of the listed buildings.	The Proposed Development's carefully-considered materiality and palette would ensure that it would read as a recessive, distant form, which if visible, would be visually distinct from the surrounding historic terraces. The listed terraces face inwards towards the garden at the centre of the Square and form a strong complete wall of development that opens only at the corners of the Square, where other developments of different urban characters are already visible. Any slight visibility of the Proposed Development in the distance through the foreground trees would not affect the primary setting of the terraces and would be consistent with the wider, secondary urban setting. The listed buildings' setting and significance would therefore be preserved.	Negligible	Negligible
16	14, Campden Hill Square			Negligible	Negligible
17	15, Campden Hill Square			Negligible	Negligible

3 Summary and conclusions

Response to relevant Legislation and Planning Policy

National Planning Policy Framework (NPPF) (2012) (Ref 1-1) and National Planning Practice Guidance (NPPG) (March 2014) (Ref 1-3)

3.1 The assessment has been formed to accord with the NPPF and NPPG policies which are based on the requirements of the Act. The relevant heritage records have been consulted as part of the design process and the significance of potentially affected heritage assets has been assessed in proportion to the likely effects of the proposals. The Site does not contain any listed buildings but it is surrounded by conservation areas. There are listed buildings and conservation areas in the wider surrounding area. Opportunities to enhance or preserve positive aspects of the conservation area it is situated within and the setting of heritage assets have informed the design process and any potential harm has been weighed against other heritage and public benefits brought by the development: the significance of relevant conservation areas and the settings of heritage assets will be left unharmed, as set out in sections 6-7 of the TVIA 2017. These conclusions are the same for the TVIA Addendum 2018 as the TVIA 2017.

3.2 The Inspector at the Planning Inquiry in respect of the Appeal Scheme (Appeal Decision APP/K5600/W/16/3149585) concluded in this respect that: *"The proposals would satisfy policy in chapter 7 of the National Planning Policy Framework (NPPF) which requires good design."* (p. 7, para 30) We believe his conclusions regarding design would be the same for the TVIA Addendum 2018 and the TVIA 2017.

Historic England, Tall Buildings: Historic England Advice Note 4 (December 2015) (Ref 1-7)

3.3 Based on the Views Assessment in section 6 of the TVIA 2017 and the current TVIA Addendum 2018, the architectural quality of the Proposed Development will be exemplary in respect of HE's checklist of: a. Scale; b. Form and massing; c. Proportion and silhouette; d. Facing materials; e. Detailed surface design; f. Relationship to other structures; g. Impact on streetscape and near views; h. Impact on cityscape and distant views; and i. Impact on the skyline" (Ref 1-13, para 4.8). These conclusions are the same for the TVIA Addendum 2018 as the TVIA 2017.

The London Plan: Spatial Development Strategy for Greater London: Consolidated with Alterations since 2011 (March 2016) (Ref 1-8)

3.4 The Mayor of London concluded in the Stage II Referral of 25 April 2016 (CD 2.12; at paragraph 28) that the Proposed Development would meet the requirements of the relevant London Plan policies: *"The tall building, public realm and urban setting has been carefully considered and well resolved and the scheme should be a considerable improve[ment] on the existing circumstances. Accordingly, the proposal meets the requirement of London Plan policies, 7.4, 7.5, 7.6 and 7.7."* The Mayor will be assessing the TVIA 2017 and the TVIA Addendum 2018 as part of his call-in of the proposals.

3.5 The Views Assessment in section 6 of the TVIA 2017 and the current TVIA Addendum 2018 demonstrates that local character and public realm will be protected – Policies 7.4 and 7.5, and that the Proposed Development will be of the highest architectural quality – Policy 7.6 and will make a positive contribution to the city (7.6A). In relation to Policy 7.7 relating to the location and design of tall and large buildings: urban analysis is set out in the DAS, and the Views Assessment in section 6 of the TVIA 2017 and the current TVIA Addendum 2018 demonstrates that no local or strategic views will be adversely impacted (7.7D: Ref 1-8, p.285), including impacts on listed buildings, conservation areas, and Registered Parks and Gardens (7.7E). These conclusions are the same for the TVIA Addendum 2018 as the TVIA 2017.

3.6 The Inspector concluded in this respect that: *"On balance, with regard to the overall effect on streetscenes, I find that the proposed tower would not be excessively tall or bulky but would have a positive impact and be a benefit to the character and appearance of the wider area"* (para 29). And, *"I find that the overall design of the scheme would accord with policies 7.4, 7.5, 7.6 and 7.7 of the London Plan, (consolidated with alterations) dated March 2016, which set criteria by which to judge local character, public realm, architecture and the location and design of tall and large buildings. These include a high quality design response and the highest standards of architecture"* (Appeal Decision APP/K5600/W/16/3149585, p. 7, para 30). We believe his conclusions regarding design would be the same for the TVIA Addendum 2018 and the TVIA 2017.

Royal Borough of Kensington and Chelsea Consolidated Local Plan (July 2015) (Ref 1-10)

3.7 The Inspector concluded in this respect that: *"The scheme would comply with CLP policy CV16 which sets an ambitious vision for NHG to be strengthened as a District Shopping Centre, and a major office location, requiring development of the most exceptional design and architectural quality; and Policy CP16 which seeks to strengthen NHG's role as a district centre and seek new high quality architecture and public realm. The proposals would satisfy CLP policies CL1, CL2, CL11 and CL12 which set criteria for context and character, design quality, views and building heights including: a comprehensive approach to site layout and design, that all development be of the highest architectural and urban design quality, protecting and enhancing views, and resisting buildings significantly taller than the surrounding townscape other than in exceptionally rare circumstances where the development has a wholly positive impact on the character and quality of the townscape"* (Appeal Decision of 12 June 2017, p. 7, para 31). We believe his conclusions regarding design would be the same for the TVIA Addendum 2018 and the TVIA 2017.

Westminster City Plan: Strategic Policies (November 2016) (Ref 1-16)

3.8 Policy S25 in respect of Westminster's wider historic environment and Policy S26 that protects views within and across Westminster will be satisfied: the Proposed Development will not detract from the existing qualities of the environment, nor will it be intrusive or insensitive to Westminster's urban context. Saved Policy DES 15 protects views that are designated as having local and metropolitan value: it is concluded from the Views Assessment in section 6 of the TVIA 2017 and the current TVIA Addendum 2018 that the Proposed Development will not impinge on important views or skylines; would not appear too close or high in relation to a landmark or historic feature or building, and would not appear behind, and mar the silhouette of, a landmark or historic feature or building. These conclusions are the same for the TVIA Addendum 2018 as the TVIA 2017.

Final Conclusions

3.9 The Site is already occupied by a tall building. The Proposed Development will not have an adverse effect on strategic and local views, townscape character and heritage assets. The Proposed Development will comply with local, regional and national policy and guidance.

3.10 The taller elements of the proposals have been conceived and tested with an added rigour during the design development phase due to the scale of their potential impacts and the significant extent of their visibility. The preceding assessment has provided a thorough 360-degree visual analysis to fully consider those wide-ranging effects and has found no potential adverse effects on views, townscape character and heritage assets.

3.11 The Proposed Development will enhance and promote sustainable development. It has been conceived as an integral part of the townscape of the locality. It will have a distinctive character and sense of place, drawn from analysis of the specific location of the Site and the local identity. The high quality of the architectural and urban design proposals and the creation of a new public square will significantly enhance the local townscape and the character and quality of Notting Hill Gate.

3.12 As set out in TVIA Addendum 2018, the small increase in height of block WPB3 by two storeys and KCS1 by one storey, to the west and south of the Corner Building, will add positively to the overall composition of forms that comprise the Proposed Development and will be commensurate in scale to the street buildings viewed in the immediate townscape. The Corner Building was designed with fenestration that has a changing pattern across the building, in response to the different internal layouts and uses. This design approach is consistent for the 2017 and 2018 GLA call-in schemes. The minor elevation changes to the 4th, 5th and 6th floors of the Corner Building made in relation to the height increase of WPB3 enhance the combined visual relationship of this part of the Proposed Development. Furthermore, changes to the elevations of KCS1 and 2 to accommodate internal layout changes will be minor and will not detract from the positive rhythms and proportions of the elevations as presented in the TVIA 2017. It is finally concluded therefore that the additional accommodation sought for the Proposed Development will be comfortably incorporated into the original design composition with only minor changes that will not change any of the conclusions reached for the TVIA 2017.

References

1-1 DCLG, *National Planning Policy Framework (NPPF)* (2012)

1-2 Historic England (formerly English Heritage), *Conservation Principles* (2008)

1-3 DCLG (formerly DCMS), *Principles of Selection for Listing Buildings* (March 2010)

1-4 DCLG, *National Planning Practice Guidance (NPPG)* (March 2014)

1-5 Historic England, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (2008)

1-6 Historic England, *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (March 2015)

1-7 Historic England, *Tall Buildings: Historic England Advice Note 4* (December 2015)

1-8 GLA, *The London Plan: Spatial Development Strategy for Greater London: Consolidated with Alterations since 2011* (March 2016)

1-9 GLA, *London View Management Framework Supplementary Planning Guidance (LVMF SPG)* (March 2012)

1-10 RBKC, *Consolidated Local Plan (CLP),* July 2015)

1-11 GLA, *Mayor of London's Newcombe House Proposals Stage II referral* (GLA Ref: D&P/3109/02/NR, Dated 25 April 2016)

1-12 RBKC, *Building Height in the Royal Borough SPD* (September 2010)

1-13 RBKC, *Notting Hill Gate SPD* (July 2014)

1-14 WCC, *Metropolitan Views Draft SPD* (October 2007)

1-15 WCC, *Heritage, Views and Tall Buildings, Booklet No. 15 Westminster City Plan Revision* (January 2015)

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1-21 Historic England, *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (2016

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1-23 RBKC, *Kensington Conservation Area Appraisal (draft appraisal)* September 2016)

1-24 RBKC, *Kensington Palace Conservation Area Proposals Statement* (1996)

1-25 RBKC, *Pembridge Conservation Area (draft appraisal)* (September 2016)

1-26 RBKC, *Ladbroke Conservation Area (draft appraisal)* (2015)

1-27 WCC, *Royal Parks Conservation Area* (May 2004)

1-28 RBKC, *Report of the Executive Director of RBKC to the Planning Committee, Planning and Borough Development, on Newcombe House*, 17 March 2016.

1-29 Historic England,

Appendices

A1 Supplementary Photography

Introduction

A1.1 This following pages contain photography captured prior to the July 2018 submission. These photographs illustrate the baseline condition as of May 2018

R3 view 3(2) | Kensington Church Street - South of Campden Street

3704_1251

Existing

Existing

R5 view 5(L2) | Kensington Church Street - Junction with Kensington Mall

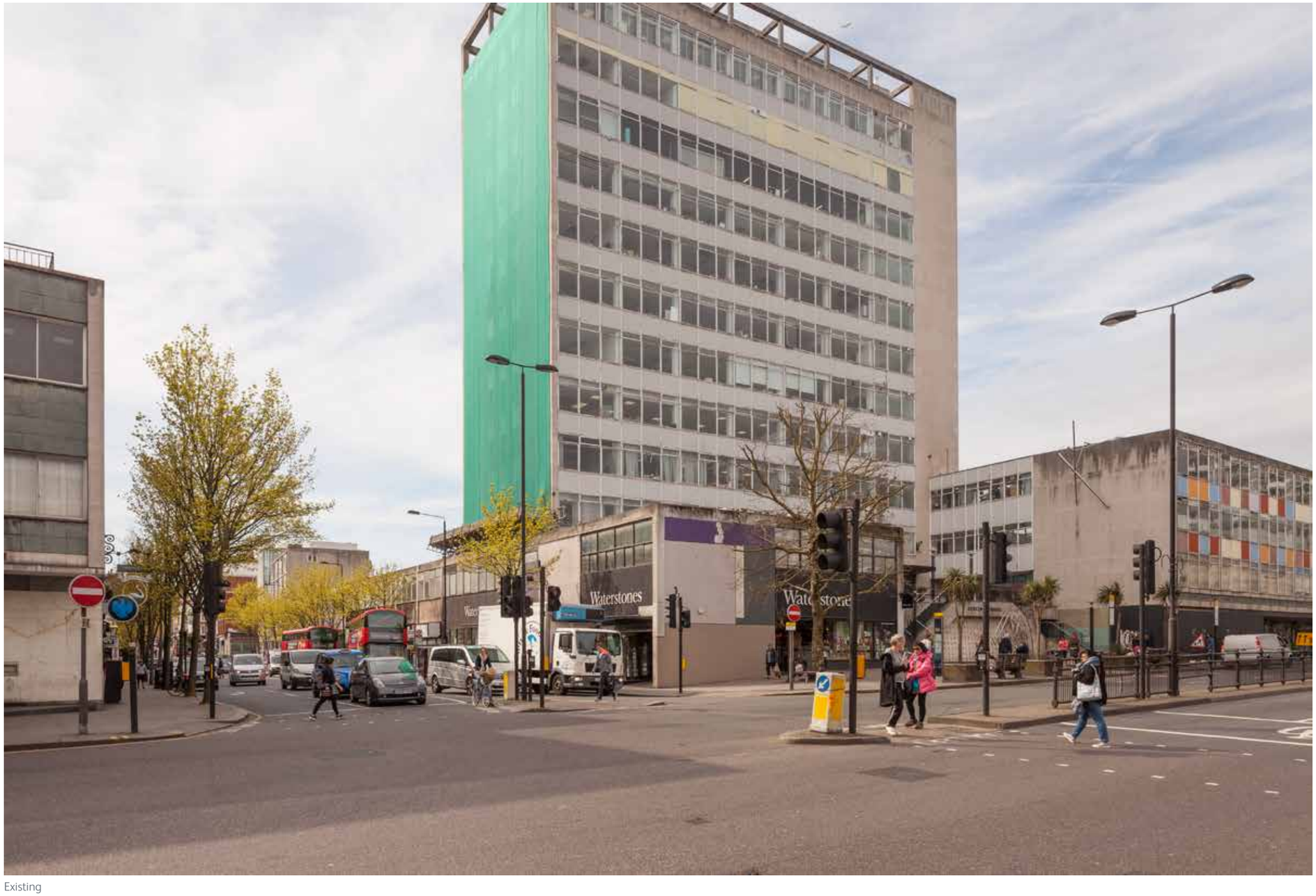
3704_5201

Existing

Existing

R9 view 9(L6) | Notting Hill Gate - Corner with Pembridge Road

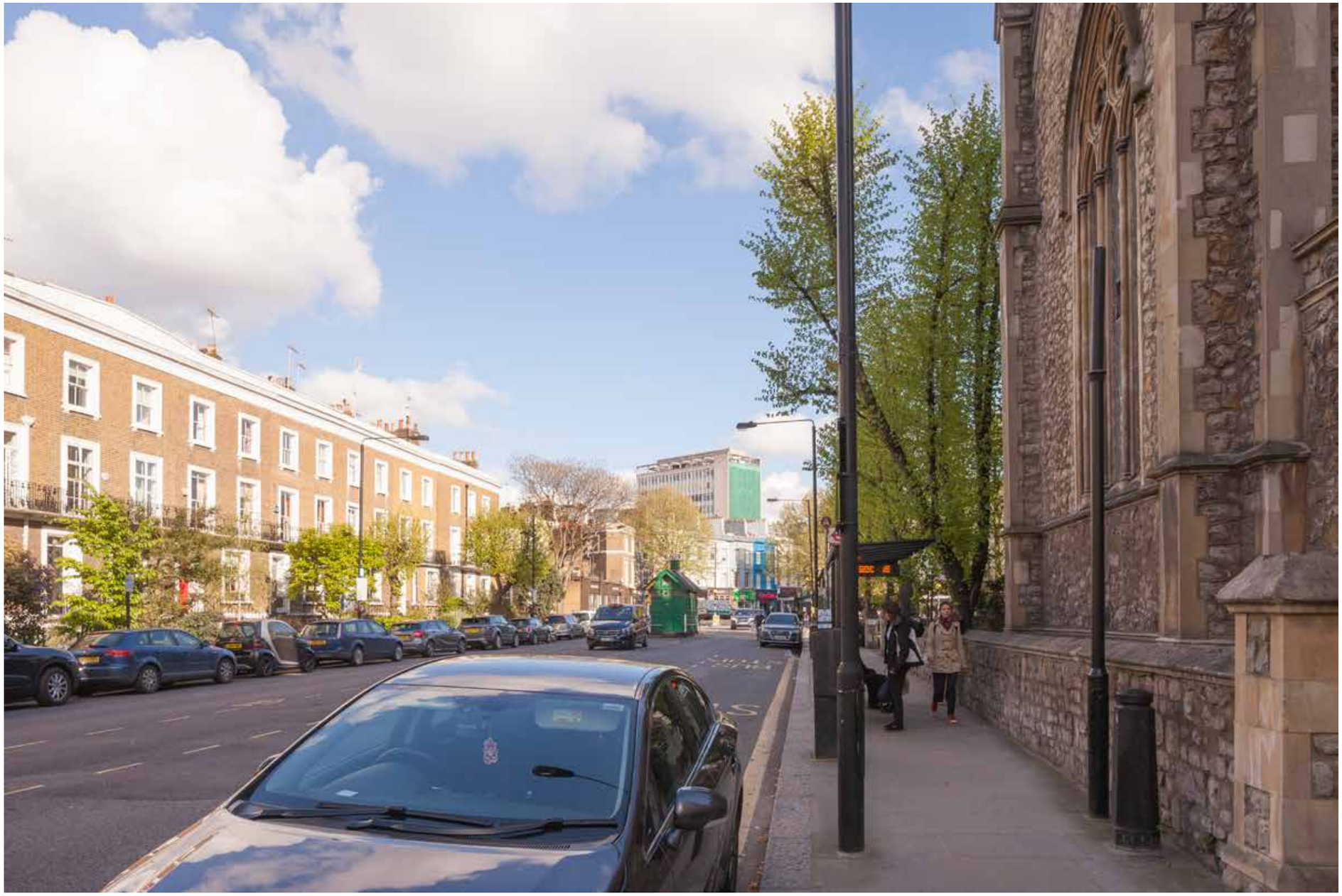
Existing



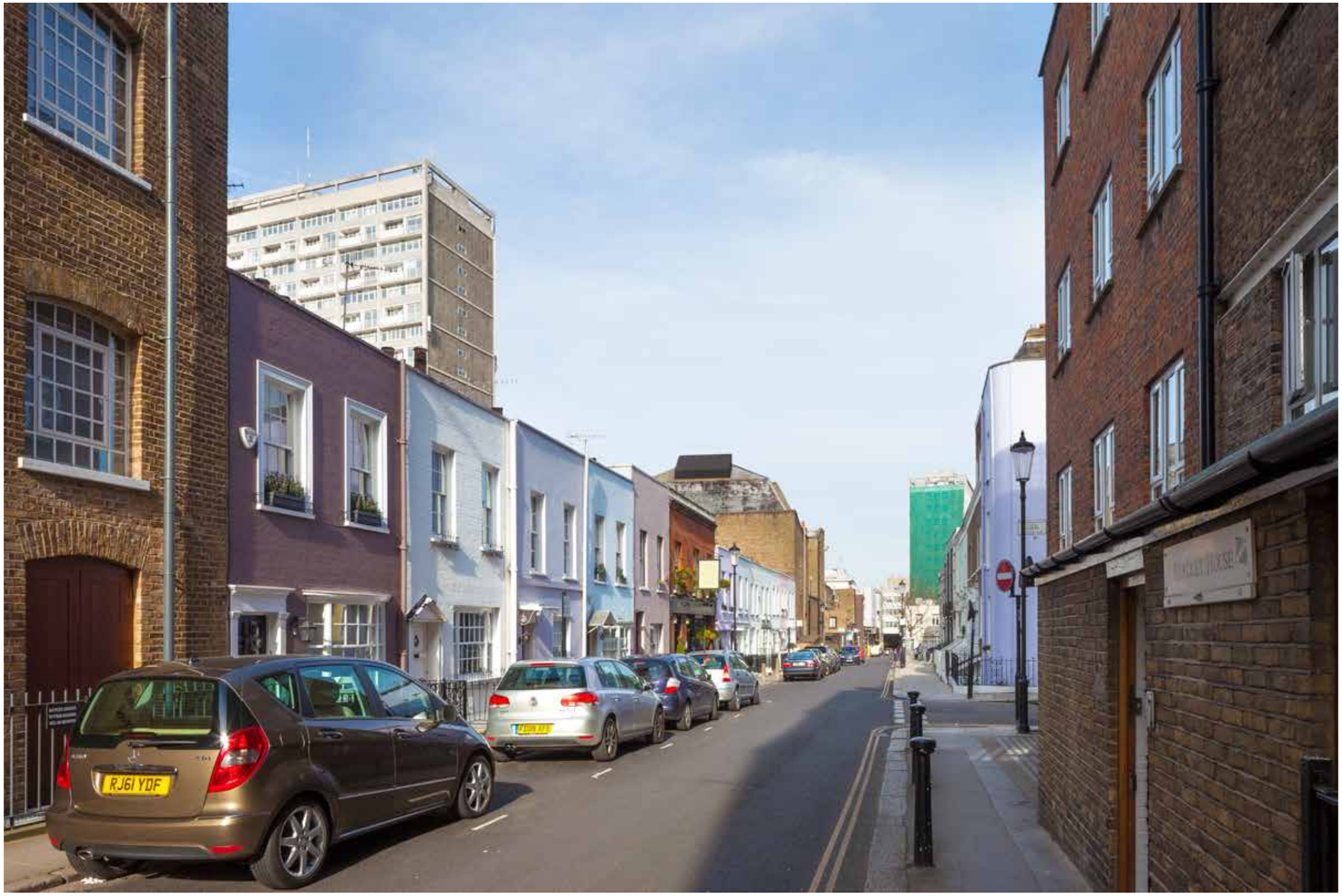
Existing

3704_3051

Existing



Existing



3704_1901

Existing

3704_5151

Existing

Existing

Appendices (continued)

A2 Millerhare's technical notes on the Views

Scope

A2.1 This study tests the visual impact of the Proposed Development by Notting Hill Gate KCS Ltd at 45 Notting Hill Gate. It consists of a series of accurately prepared photomontage images or Accurate Visual Representations (AVR) which are designed to show the visibility and appearance of the Proposed Development from a range of publicly accessible locations around the site. The views have been prepared by Miller Hare Limited.

A2.2 The views included in the study were selected by the project team and they include, where relevant, standard assessment points defined by the Mayor of London and the RBKC. Where requested, view locations have been refined and additional views added. The full list of views is shown in thumbnail form on the following pages, together with a map showing their location. Detailed co-ordinates for the views, together with information about the source photography are shown in Appendix A3 "View Locations".

A2.3 In preparing each AVR a consistent methodology and approach to rendering has been followed. General notes on the AVRs are given in Appendix A5 "Accurate Visual Representations", and the detailed methodology used is described in Appendix A6 "Methodology for the production of Accurate Visual Representations".

A2.4 From each viewpoint a large format photograph has been taken as the basis of the study image. The composition of this photograph has been selected to allow the Proposed Development to be assessed in a meaningful way in relation to relevant elements of the surrounding context. Typically, photographs have been composed with a horizontal axis of view in order to allow vertical elements of the proposals to be shown vertically in the resulting image. If required in order to show the full extent of the proposals in an natural way the horizon line of the image has been allowed to fall above or below the centre of the image. This has been achieved by applying vertical rise at source using a large format camera or by subsequent cropping of the image. In a limited number of cases the source photograph has been extended vertically to ensure that the full height of the proposals are shown in the images of the future condition. In all cases the horizon line and location of the optical axis are clearly shown by red arrow markers at the edges of the image.

A2.5 The lenses chosen for the source photography have been selected to provide a useful Field of View given the distance of the viewpoint from the site location. The lenses used for each view are listed in Appendix A3 "View Locations".

A2.6 In this study the following groups of views have been defined:

- **Distant views** – typically with a horizontal Field of View approximately 48 degrees (equivalent to a 35mm lens on 35mm film camera). LVMF views in addition have been shown with their wider setting
- **Mid-distance views** – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)
- **Local views** – horizontal Field of View approximately 74 degrees (equivalent to a 24mm lens on 35mm film camera)

A2.7 For each AVR image, the precise Field of View, after any cropping or extension has been applied is shown clearly using indexed markings running around the edges of the image. These indicate increments of 1, 5 and 10 degrees marked away from Optical Axis. Using this peripheral annotation it is possible to detect optical distortions in parts of the image away from the Optical Axis. It is also possible to simulate a different field of view by masking off an appropriate area of the image. More detailed information on the border annotation is contained in Appendix A5 "Accurate Visual Representations".

Conditions

A2.8 From each selected viewpoint a set of accurate images have been created comparing the future view with the current conditions represented by a carefully taken large format photograph. In this study the following conditions are compared:

- **Existing** – the appearance today as recorded on the specified date and time
- **Proposed 2017** – the Proposed Development as of September 2017
- **Proposed 2018** – the Proposed Development as of June 2018
- **Cumulative** – the Proposed Development as of June 2018 shown in the context of other significant schemes considered relevant by the project team

Styles

A2.9 For each viewpoint, the Proposed Development is shown in a defined graphical style. These styles comply with the definitions of AVR style defined by the London View Management Framework. The styles used in this study are:

- AVR 1 – a wireline representation showing the silhouette of the proposals. Where a part of the silhouette would be visible in the view it is shown in blue, where it would be invisible, as a result of being occluded by existing structures or dense vegetation, it is shown as a white dotted line.
- **AVR 2** – a simple white rendered representation showing the silhouette and architectural form of the proposals.
- **AVR 3** – a fully rendered representation of the building showing the likely appearance of the proposed materials under the lighting conditions obtaining in the selected photograph.

Schemes

A2.10 In the Cumulative view, the Proposed Development has been shown in the context of other schemes shown in silhouette form (AVR 1) using an orange line. Where parts of these schemes would not be visible they are shown as a dotted line. The details of the additional schemes included in the Cumulative view are given in the schedule and overview map included in Appendix A4 "Details of schemes", these include:

- 145 Kensington Church Street
- Queensway
- 66-74 Notting Hill Gate
- 92-120 Notting Hill Gate
- 47-69 Notting Hill Gate
- 15-35 Notting Hill Gate
- 45 Notting Hil Gate

A2.11 The Proposed Development shown in the study has been defined by drawings and specifications prepared by the client's design team issued to Millerhare in June 2018. Computer models reflecting the Proposed Development have been assembled and refined by Millerhare and images from these models have been supplied to the project team to be checked for accuracy against the design intent. An overview of the study model annotated with key heights is illustrated in Appendix A4 "Details of schemes".

A3 View Locations

1 | view 1(38) | Kensington Church Street - South of Dukes Lane

Camera Location
National Grid Reference 525591.8E 179854.9N
Camera height 21.42m AOD
Looking at Centre of Site
Bearing 334.8°, distance 0.6km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 11:06
Canon EOS 5D Mark III DSLR
Lens 24mm

2 | view 2(1) | Kensington Church Street - South of Gloucester Walk | Spring

Camera Location
National Grid Reference 525457.7E 179971.0N
Camera height 27.62m AOD
Looking at Centre of Site
Bearing 342.9°, distance 0.5km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 11:30
Canon EOS 5D Mark III DSLR
Lens 24mm

3 | view 3(2) | Kensington Church Street - South of Campden Street

Camera Location
National Grid Reference 525399.6E 180205.4N
Camera height 30.32m AOD
Looking at Centre of Site
Bearing 327.4°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 25/10/2015
Time of photograph 08:07
Canon EOS 5D Mark III DSLR
Lens 24mm

4 | view 4(L4) | Kensington Church Street - Opposite Edge Street

Camera Location
National Grid Reference 525377.2E 180302.1N
Camera height 28.73m AOD
Looking at Centre of Site
Bearing 330.8°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 26/11/2016
Time of photograph 08:36
Canon EOS 5D Mark II DSLR
Lens 24mm

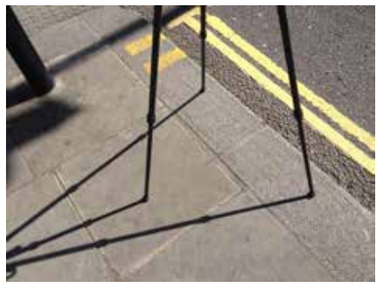
5 | view 5(L2) | Kensington Church Street - Junction with Kensington Mall

Camera Location
National Grid Reference 525367.3E 180361.6N
Camera height 27.44m AOD
Looking at Centre of Site
Bearing 329.0°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 09/07/2013
Time of photograph 11:16
Canon EOS 5D Mark II DSLR
Lens 24mm

6 | view 6(15.1) | Holland Park Avenue - West of Ladbroke Terrace | Winter

Camera Location
National Grid Reference 524930.4E 180376.2N
Camera height 27.11m AOD
Looking at Centre of Site
Bearing 83.3°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 06/02/2015
Time of photograph 16:13
Canon EOS 5D Mark III DSLR
Lens 24mm

7 | view 7(16) | Notting Hill Gate - Opposite junction with Campden Hill Road | Spring



Camera Location
National Grid Reference 525011.7E 180399.2N
Camera height 29.65m AOD
Looking at Centre of Site
Bearing 101.5°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 13:10
Canon EOS 5D Mark III DSLR
Lens 24mm

8 | view 8(L9) | Notting Hill Gate - Outside Jamie Oliver Restaurant

Camera Location
National Grid Reference 525193.0E 180442.7N
Camera height 29.76m AOD
Looking at Centre of Site
Bearing 101.6°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/10/2015
Time of photograph 14:27
Canon EOS 5D Mark II DSLR
Lens 24mm

9 | view 9(L6) | Notting Hill Gate - Corner with Pembridge Road

Camera Location
National Grid Reference 525226.1E 180445.7N
Camera height 29.35m AOD
Looking at Centre of Site
Bearing 100.7°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 15/05/2014
Time of photograph 14:29
Canon EOS 5D Mark II DSLR
Lens 24mm

10 | view 10(30) | Bayswater Road - Junction with Kensington Palace Gardens

Camera Location
National Grid Reference 525544.9E 180529.2N
Camera height 29.61m AOD
Looking at Centre of Site
Bearing 255.3°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 30/06/2013
Time of photograph 11:09
Canon EOS 5D Mark II DSLR
Lens 24mm

11 | view 11(31) | Bayswater Road - Junction with Ossington Street

Camera Location
National Grid Reference 525568.2E 180554.5N
Camera height 29.89m AOD
Looking at Centre of Site
Bearing 240.9°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 30/06/2013
Time of photograph 11:38
Canon EOS 5D Mark II DSLR
Lens 24mm

11n | view 11n(32) | Bayswater Road - Junction with Ossington Street

Camera Location
National Grid Reference 525568.1E 180554.5N
Camera height 29.94m AOD
Looking at Centre of Site
Bearing 241.3°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 05/02/2017
Time of photograph 17:25
Canon EOS 5D Mark II DSLR
Lens 24mm

12 | view 12(29) | Notting Hill Gate - by junction with Linden Gardens

Camera Location
National Grid Reference 525429.1E 180509.6N
Camera height 28.73m AOD
Looking at Centre of Site
Bearing 240.8°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 25/06/2013
Time of photograph 10:38
Canon EOS 5D Mark II DSLR
Lens 24mm

13 | view 13(L3) | Notting Hill Gate - Looking south along Kensington Church Street

Camera Location
National Grid Reference 525344.2E 180480.2N
Camera height 28.98m AOD
Looking at Centre of Site
Bearing 199.0°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 11/07/2015
Time of photograph 10:16
Canon EOS 5D Mark III DSLR
Lens 24mm

14 | view 14(21) | Westbourne Grove - Junction with Ladbroke Gardens | Winter

Camera Location
National Grid Reference 524697.8E 180893.3N
Camera height 23.00m AOD
Looking at Centre of Site
Bearing 126.3°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/02/2015
Time of photograph 14:09
Canon EOS 5D Mark III DSLR
Lens 24mm

15 | view 15(K) | Outside toilets at Westbourne Grove and Denbigh Road

Camera Location
National Grid Reference 524892.7E 180996.1N
Camera height 22.17m AOD
Looking at Centre of Site
Bearing 143.9°, distance 0.7km
Photography Details
Height of camera 1.60m above ground
Date of photograph 19/05/2014
Time of photograph 17:40
Canon EOS 5D Mark II DSLR
Lens 24mm

16 | view 16(20) | Kensington Park Road - Opposite junction with Ladbroke Square | Winter

Camera Location
National Grid Reference 525004.5E 180676.7N
Camera height 28.87m AOD
Looking at Centre of Site
Bearing 130.6°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/02/2015
Time of photograph 13:36
Canon EOS 5D Mark III DSLR
Lens 24mm

17 | view 17(19.1) | Kensington Park Road - by Kensington Temple | Winter

Camera Location
National Grid Reference 525104.6E 180574.0N
Camera height 28.20m AOD
Looking at Centre of Site
Bearing 123.7°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/02/2015
Time of photograph 13:20
Canon EOS 5D Mark III DSLR
Lens 24mm

17n | view 17n(19.1) | Kensington Park Road - by Kensington Temple | Night

Camera Location
National Grid Reference 525104.6E 180573.9N
Camera height 28.25m AOD
Looking at Centre of Site
Bearing 123.7°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 01/02/2017
Time of photograph 17:15
Canon EOS 5D Mark II DSLR
Lens 24mm

18 | view 18(9) | Uxbridge Street - by Farm Place

Camera Location
National Grid Reference 525066.7E 180335.6N
Camera height 32.38m AOD
Looking at Centre of Site
Bearing 53.6°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 30/06/2013
Time of photograph 15:42
Canon EOS 5D Mark II DSLR
Lens 24mm

19 | view 19(G) | Outside 25 Campden Hill Square | Winter

Camera Location
National Grid Reference 524871.8E 180179.2N
Camera height 37.96m AOD
Looking at Centre of Site
Bearing 53.9°, distance 0.5km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/02/2015
Time of photograph 12:33
Canon EOS 5D Mark III DSLR
Lens 24mm

20 | view 20(12.1) | Campden Hill Square - South | Winter

Camera Location
National Grid Reference 524908.9E 180197.1N
Camera height 38.72m AOD
Looking at Centre of Site
Bearing 41.8°, distance 0.5km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/02/2015
Time of photograph 12:43
Canon EOS 5D Mark III DSLR
Lens 24mm

21 | view 21(C) | Outside the back of Youth Hostel in Holland Park

Camera Location
National Grid Reference 524906.8E 179664.2N
Camera height 24.69m AOD
Looking at Centre of Site
Bearing 45.9°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 15/05/2014
Time of photograph 12:22
Canon EOS 5D Mark II DSLR
Lens 24mm

22 | view 22(D) | Outside 50 Bedford Gardens | Spring

Camera Location
National Grid Reference 525251.5E 180094.6N
Camera height 33.12m AOD
Looking at Centre of Site
Bearing 9.3°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 12:48
Canon EOS 5D Mark III DSLR
Lens 24mm

23 | view 23(F) | At junction of Wycombe Square and Aubury Walk



Camera Location
National Grid Reference 525048.8E 180186.6N
Camera height 41.69m AOD
Looking at Centre of Site
Bearing 50.1°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 24/07/2012
Time of photograph 15:35
Canon EOS 5D Mark II DSLR
Lens 24mm

23n | view 23n(F) | At junction of Wycombe Square and Aubury Walk | Night



Camera Location
National Grid Reference 525048.9E 180186.8N
Camera height 41.86m AOD
Looking at Centre of Site
Bearing 51.4°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 02/02/2017
Time of photograph 17:19
Canon EOS 5D Mark II DSLR
Lens 24mm

24 | view 24(L7) | Kensington Place - Junction with Hillgate Place



Camera Location
National Grid Reference 525205.2E 180262.7N
Camera height 32.62m AOD
Looking at Centre of Site
Bearing 37.7°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 04/11/2014
Time of photograph 13:04
Canon EOS 5D Mark II DSLR
Lens 24mm

25 | view 25(6) | Hillgate Place - by Hillgate Street



Camera Location
National Grid Reference 525194.9E 180300.9N
Camera height 31.09m AOD
Looking at Centre of Site
Bearing 34.0°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 30/06/2013
Time of photograph 14:36
Canon EOS 5D Mark II DSLR
Lens 24mm

26 | view 26(E) | Outside 16 Kensington Place



Camera Location
National Grid Reference 525245.6E 180278.5N
Camera height 31.08m AOD
Looking at Centre of Site
Bearing 42.8°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 15/05/2014
Time of photograph 14:11
Canon EOS 5D Mark II DSLR
Lens 24mm

27 | view 27(L8) | Kensington Place - Junction with Jameson Street



Camera Location
National Grid Reference 525297.7E 180299.1N
Camera height 29.36m AOD
Looking at Centre of Site
Bearing 341.3°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 04/11/2014
Time of photograph 13:12
Canon EOS 5D Mark II DSLR
Lens 24mm

28 | view 28(L5) | Hillgate Place - Outside no.1



Camera Location
National Grid Reference 525278.3E 180336.5N
Camera height 28.71m AOD
Looking at Centre of Site
Bearing 17.7°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 25/06/2013
Time of photograph 14:57
Canon EOS 5D Mark II DSLR
Lens 24mm

28n | view 28n(L5) | Hillgate Place - Outside no.1 | Night



Camera Location
National Grid Reference 525278.3E 180336.6N
Camera height 28.76m AOD
Looking at Centre of Site
Bearing 18.1°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 02/02/2017
Time of photograph 17:31
Canon EOS 5D Mark II DSLR
Lens 24mm

29 | view 29(L1) | Kensington Place - Looking north along Newcombe Street



Camera Location
National Grid Reference 525338.4E 180315.1N
Camera height 28.28m AOD
Looking at Centre of Site
Bearing 359.2°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 21/05/2015
Time of photograph 11:50
Canon EOS 5D Mark II DSLR
Lens 24mm

30 | view 30(L) | Outside 1 St John's Gardens


Camera Location
National Grid Reference 524646.2E 180597.5N
Camera height 30.14m AOD
Looking at Centre of Site
Bearing 115.4°, distance 0.7km
Photography Details
Height of camera 1.60m above ground
Date of photograph 19/05/2014
Time of photograph 17:16
Canon EOS 5D Mark II DSLR
Lens 24mm

31 | view 31(18) | Ladbroke Road - Junction with Horbury Mews



Camera Location
National Grid Reference 524994.3E 180512.9N
Camera height 27.60m AOD
Looking at Centre of Site
Bearing 93.9°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 30/06/2013
Time of photograph 17:07
Canon EOS 5D Mark II DSLR
Lens 24mm

32 | view 32(I) | Outside 25 Ladbroke Road on opposite site of the road | Winter



Camera Location
National Grid Reference 525085.8E 180533.4N
Camera height 27.89m AOD
Looking at Centre of Site
Bearing 121.2°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/02/2015
Time of photograph 13:06
Canon EOS 5D Mark III DSLR
Lens 24mm

32n I view 32n(I) I Outside 25 Ladbroke Road on opposite site of the road I Night

Camera Location
National Grid Reference 525085.8E 180533.4N
Camera height 27.95m AOD
Looking at Centre of Site
Bearing 121.1°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 01/02/2017
Time of photograph 17:23
Canon EOS 5D Mark II DSLR
Lens 24mm

33 I view 33(N) I Pembridge Place, at junction with Pembridge Villas I Winter

Camera Location
National Grid Reference 525274.8E 181025.0N
Camera height 23.03m AOD
Looking at Centre of Site
Bearing 188.0°, distance 0.6km
Photography Details
Height of camera 1.60m above ground
Date of photograph 18/02/2015
Time of photograph 09:38
Canon EOS 5D Mark III DSLR
Lens 24mm

34 I view 34(M) I At junction of Dawson Place and Pembridge Place I Winter

Camera Location
National Grid Reference 525315.0E 180842.8N
Camera height 23.95m AOD
Looking at Centre of Site
Bearing 176.2°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 18/02/2015
Time of photograph 09:48
Canon EOS 5D Mark III DSLR
Lens 24mm

35 I view 35(24) I Pembridge Villas - Junction with Chepstow Crescent

Camera Location
National Grid Reference 525169.7E 180846.7N
Camera height 25.08m AOD
Looking at Centre of Site
Bearing 180.4°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 25/06/2013
Time of photograph 18:57
Canon EOS 5D Mark II DSLR
Lens 24mm

36 I view 36(25) I Pembridge Square - Outside no.30

Camera Location
National Grid Reference 525263.7E 180747.1N
Camera height 26.13m AOD
Looking at Centre of Site
Bearing 200.5°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 25/06/2013
Time of photograph 09:19
Canon EOS 5D Mark II DSLR
Lens 24mm

37 I view 37(27.1) I Linden Gardens - West side I Winter

Camera Location
National Grid Reference 525335.6E 180588.6N
Camera height 28.04m AOD
Looking at Centre of Site
Bearing 175.2°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 17/02/2015
Time of photograph 09:57
Canon EOS 5D Mark III DSLR
Lens 24mm

38 | view 38(26) | Pembridge Gardens - Outside no.6



Camera Location
National Grid Reference 525242.5E 180524.6N
Camera height 28.70m AOD
Looking at Centre of Site
Bearing 150.9°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 25/06/2013
Time of photograph 18:42
Canon EOS 5D Mark II DSLR
Lens 24mm

38n | view 38n(26) | Pembridge Gardens - Outside no.6 | Night



Camera Location
National Grid Reference 525242.5E 180524.6N
Camera height 28.76m AOD
Looking at Centre of Site
Bearing 151.5°, distance 0.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 01/02/2017
Time of photograph 17:33
Canon EOS 5D Mark II DSLR
Lens 24mm

38a | view 38a | Pembridge Gardens - From Vincent House



Camera Location
National Grid Reference 525238.1E 180634.1N
Camera height 27.17m AOD
Looking at Centre of Site
Bearing 175.6°, distance 0.2km
Photography Details
Height of camera 1.60m above ground
Date of photograph 12/04/2016
Time of photograph 18:15
Canon EOS 5D Mark II DSLR
Lens 24mm

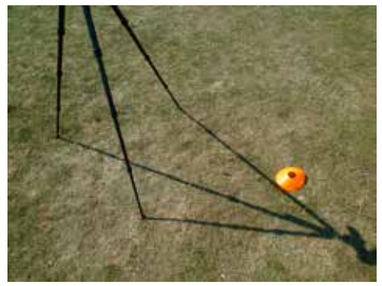
39 | view 39(32) | Kensington Gardens - Lancaster Gate entrance | Spring


Camera Location
National Grid Reference 526409.9E 180638.5N
Camera height 25.00m AOD
Looking at Centre of Site
Bearing 260.0°, distance 1.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 10:27
Canon EOS 5D Mark III DSLR
Lens 24mm

40 | view 40(35.1) | Kensington Gardens - East of Round Pond | Winter


Camera Location
National Grid Reference 526287.1E 180144.9N
Camera height 26.22m AOD
Looking at Centre of Site
Bearing 253.0°, distance 1.0km
Photography Details
Height of camera 1.60m above ground
Date of photograph 15/08/2016
Time of photograph 11:14
Canon EOS 5D Mark II DSLR
Lens 24mm

41 | view 41(33.1e) | Kensington Gardens - West of Round Pond | Summer

Camera Location
National Grid Reference 526044.0E 180070.4N
Camera height 26.76m AOD
Looking at Centre of Site
Bearing 272.1°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 13/09/2016
Time of photograph 11:01
Canon EOS 5D Mark II DSLR
Lens 24mm

42a | view 42a(33.1f) | Kensington Gardens - Broadwalk looking across Kensington Palace | Summer

Camera Location
National Grid Reference 526065.9E 179957.7N
Camera height 25.61m AOD
Looking at Centre of Site
Bearing 301.0°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 15/08/2016
Time of photograph 11:34
Canon EOS 5D Mark II DSLR
Lens 24mm

42b | view 42b(33.1c) | Kensington Gardens - Broadwalk looking across Kensington Palace | Summer

Camera Location
National Grid Reference 526039.7E 179986.8N
Camera height 25.93m AOD
Looking at Centre of Site
Bearing 307.6°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 15/08/2016
Time of photograph 11:51
Canon EOS 5D Mark II DSLR
Lens 24mm

42c | view 42c(33.1) | Kensington Gardens - Broadwalk looking across Kensington Palace | Winter

Camera Location
National Grid Reference 526024.9E 180036.3N
Camera height 26.29m AOD
Looking at Centre of Site
Bearing 286.9°, distance 0.8km
Photography Details
Height of camera 1.60m above ground
Date of photograph 08/02/2015
Time of photograph 11:28
Canon EOS 5D Mark III DSLR
Lens 24mm

43 | view 43(36.1) | Kensington Palace Gardens | Winter

Camera Location
National Grid Reference 525642.6E 180224.5N
Camera height 30.41m AOD
Looking at Centre of Site
Bearing 303.3°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 17/02/2015
Time of photograph 10:22
Canon EOS 5D Mark III DSLR
Lens 24mm

43n | view 43n(36.1) | Kensington Palace Gardens | Night

Camera Location
National Grid Reference 525642.6E 180224.6N
Camera height 30.43m AOD
Looking at Centre of Site
Bearing 303.2°, distance 0.4km
Photography Details
Height of camera 1.60m above ground
Date of photograph 09/04/2016
Time of photograph 20:33
Canon EOS 5D Mark II DSLR
Lens 24mm

44 | view 44(B) | Outside 56 Palace Gardens Terrace

Camera Location
National Grid Reference 525527.2E 180202.9N
Camera height 28.82m AOD
Looking at Centre of Site
Bearing 325.2°, distance 0.3km
Photography Details
Height of camera 1.60m above ground
Date of photograph 15/05/2014
Time of photograph 11:33
Canon EOS 5D Mark II DSLR
Lens 24mm

A1 | view A1(A1) | Hallfield Estate, entrance to Exeter House

Camera Location
National Grid Reference 526061.7E 181248.7N
Camera height 19.81m AOD
Looking at Centre of Site
Bearing 230.1°, distance 1.1km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 09:57
Canon EOS 5D Mark III DSLR
Lens 24mm

A2 | view A2(A2) | Talbot Road, looking south along Moorhouse Road

Camera Location
National Grid Reference 525110.8E 181338.5N
Camera height 23.47m AOD
Looking at Centre of Site
Bearing 167.3°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 09:22
Canon EOS 5D Mark III DSLR
Lens 24mm

A3 | view A3(A3) | Talbot Road, looking south along Courtnell Street

Camera Location
National Grid Reference 525049.9E 181325.4N
Camera height 23.22m AOD
Looking at Centre of Site
Bearing 161.7°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 09:14
Canon EOS 5D Mark III DSLR
Lens 24mm

A4 | view A4(A4) | Talbot Road, looking south along Sutherland Place

Camera Location
National Grid Reference 525170.6E 181354.0N
Camera height 23.57m AOD
Looking at Centre of Site
Bearing 176.9°, distance 0.9km
Photography Details
Height of camera 1.60m above ground
Date of photograph 20/04/2016
Time of photograph 09:25
Canon EOS 5D Mark III DSLR
Lens 24mm

A5 | view A5(35) | Kensington Gardens - East of Round Pond

Camera Location
National Grid Reference 526287.3E 180144.2N
Camera height 26.27m AOD
Looking at Centre of Site
Bearing 272.3°, distance 1.0km
Photography Details
Height of camera 1.60m above ground
Date of photograph 25/06/2013
Time of photograph 11:50
Canon EOS 5D Mark II DSLR
Lens 24mm

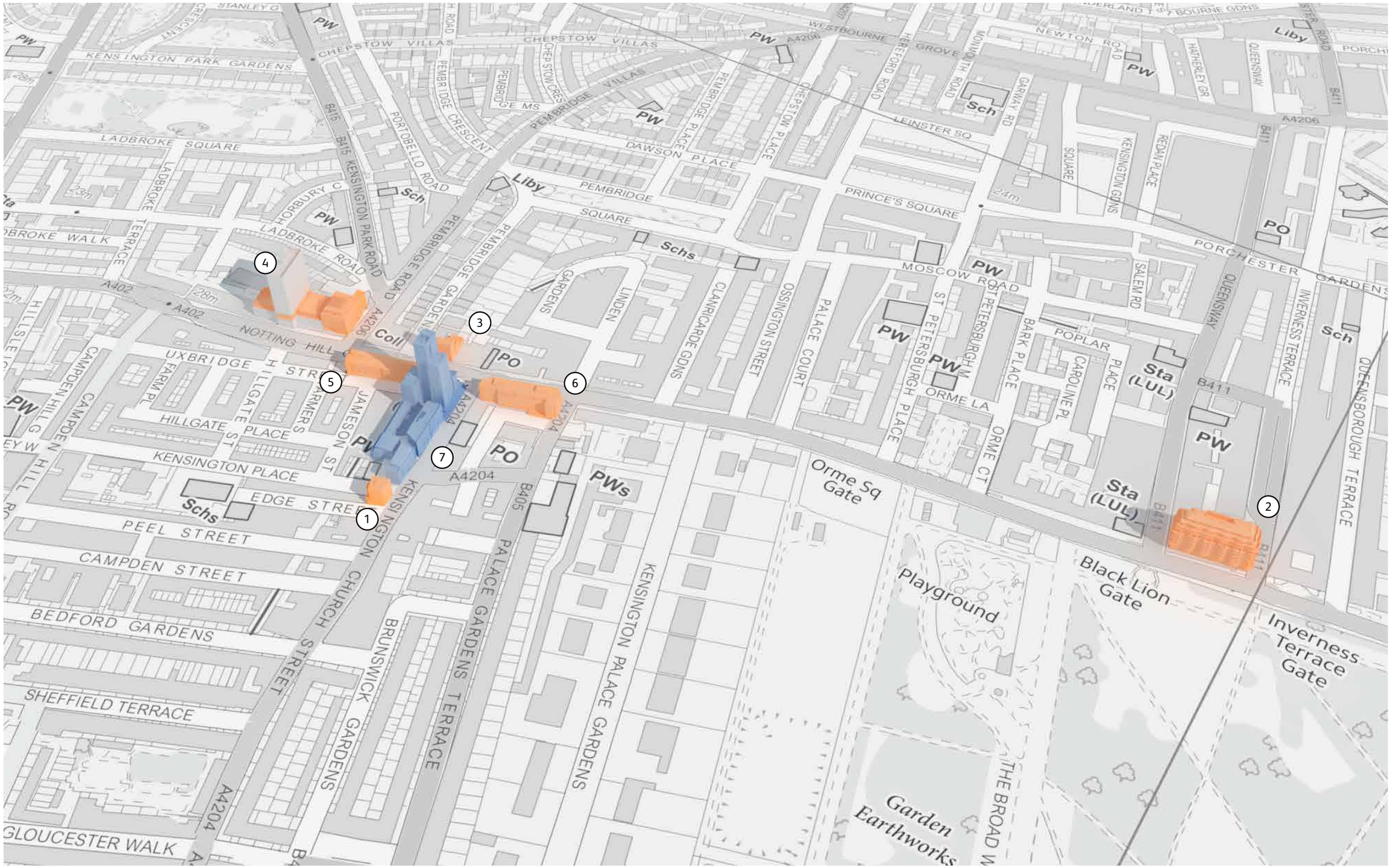
Appendices (continued)

A4 Details of schemes

index	scheme name	address	reference	PA	status	source of model data	positioning method	MH reference	colour
1	145 Kensington Church Street	145 Kensington Church Street, London, W8 7LP	PP/16/00301	RBKC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kchl0050.mass161202-fg-existing	Orange
2	Queensway	Development Site At 117 – 125 Bayswater Road, 2 – 6 Queensway, Consort House and 7 Fosbury Mews London	15/10671/FULL	WCC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	wmin1152.mass160413-dp-consented	Orange
3	66-74 Notting Hill Gate	66-70 and 72-74 Notting Hill Gate, London, W11 3HT	PP/15/05730	RBKC	Legal Consent granted	Paper planning application drawings from local authority	Best fit to Ordnance Survey	kchl0179.mass160412-dp-consented	Orange
4	92-120 Notting Hill Gate	92-120 Notting Hill Gate, London, W11 3QB	PP/16/05299	RBKC	Legal Consent granted	Model supplied by Squire and Partners	Position relative to O.S. supplied by architect	kchl0157.detail160728-sp-proposed-northblock	Orange
5	47-69 Notting Hill Gate	47-69 Notting Hill Gate, London, W11 3JS	PP/16/05236	RBKC	Legal Consent granted	Model supplied by Squire and Partners	Position relative to O.S. supplied by architect	kchl0056.detail160728-sp-proposed-southblock	Orange
6	15-35 Notting Hill Gate	15-35 Notting Hill Gate, London, W11 3JQ	PP/16/05212	RBKC	Legal Consent granted	Model supplied by Squire and Partners	Position relative to O.S. supplied by architect	kchl0029.detail160728-sp-proposed-eastblock	Orange
7	45 Notting Hil Gate	45 Notting Hill Gate, London W11 3LQ	n/a	RBKC	Proposed	CAD drawings supplied by Urban Sense Consultant Architects Ltd.	Position relative to O.S. supplied by architect	kchl0051.detail160408-bw-proposed	Blue

- Legal consent for an amendment to Queensway was granted in 2017 (17/02957/FULL). As the changes in 17/02957/FULL are non-material and would not affect the profile of the scheme, the 2015 model (15/10671/FULL) has been retained in this application.
- Legal consent for an amendment to 47-69 Notting Hill Gate was granted in March 2018 (PP/17/07174). As the changes in PP/17/07174 are minor (minor change to the rear profile of the mansard), the 2016 model (16/05236) has been retained in this application and the conclusions reached in the TVIA Addendum 2018 remain unchanged.
- A non-material amendment to 47-69 Notting Hill Gate was granted in March 2018 (NMA/18/02144). As changes in NMA/18/02144 are non-material (minor change to over sailing), the 2016 model (16/05236) has been retained in this application and the conclusions reached in the TVIA Addendum 2018 remain unchanged.

Aerial view of Proposed Development



Aerial diagram showing location of schemes

A5 Accurate Visual Representations

A5.1 Each of the views in this study has been prepared as an Accurate Visual Representation (AVR) following a consistent methodology and approach to rendering. Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012) defines an AVR as:

> *"An AVR is a static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. An AVR must be prepared following a well-defined and verifiable procedure and can therefore be relied upon by assessors to represent fairly the selected visual properties of a proposed development. AVRs are produced by accurately combining images of the proposed building (typically created from a three-dimensional computer model) with a representation of its context; this usually being a photograph, a video sequence, or an image created from a second computer model built from survey data. AVRs can be presented in a number of different ways, as either still or moving images, in a variety of digital or printed formats."*

A5.2 In this study the baseline condition is provided by carefully taken large format photography. The proposed condition is represented as an accurate photomontage, which combines a computer generated image with the photographic context. In preparing AVRs of this type certain several key attributes need to be determined, including:

- the Field of View
- the representation of the Proposed Development
- documentation accompanying the AVR

Selection of Field of View

A5.3 The choice of telephoto, standard or wide-angle lens, and consequently the Field of View, is made on the basis of the requirements for assessment which will vary from view to view.

A5.4 In the simple case the lens selection will be that which provides a comfortable Viewing Distance. This would normally entail the use of what most photographers would refer to as a "standard" or "normal" lens, which in practice means the use of a lens with a 35mm equivalent focal length of between about 40 and 58 mm.

A5.5 However in a visual assessment there are three scenarios where constraining the study to this single fixed lens combination would not provide the assessor with the relevant information to properly assess the Proposed Development in its context.

Field Of View

The term 'Field Of View' (FOV) or more specifically Horizontal Field of View (HFOV), refers to the horizontal angle of view visible in a photograph or printed image and is expressed in degrees. It is often generally referred to as 'angle of view', 'included angle' or 'view cone angle'.

Using this measure it becomes practical to make a comparison between photographs taken using lens of various focal lengths captured on to photographic film or digital camera sensors of various size and proportions. It is also possible to compare computer renderings with photographic images.

Studies of this type use a range of camera equipment; in recent times digital cameras have largely superseded the traditional film formats of 35mm, medium format (6cm x 6cm) and large format (5in x 4in). Comparing digital and film formats may be achieved using either the HFOV or the 35mm equivalent lens calculation, however quoting the lens focal length (in mm) is not as consistently applicable as using the HFOV when comparing AVRs.

35mm Lens	HFOV degrees	Lens focal length (mm)
Wide angle lens	74.0	24
Medium wide lens	54.4	35
Telephoto lens	28.8	70
Telephoto lens	20.4	100
Telephoto lens	10.3	200
Telephoto lens	6.9	300

The FOV of digital cameras is dependent on the physical dimensions of the CCD used in the camera. These depend on the make and model of the camera. The comparison table uses the specifications for a Canon EOS-5D Mark II which has CCD dimensions of 36.0mm x 22.0mm.

A5.6 Firstly, where the relationship being assessed is distant, the observer would tend naturally to focus closely on it. At this point the observer might be studying as little as 5 to 10 degrees in plan. The printing technology and image resolution of a print limit the amount of detail that can be resolved on paper when compared to the real world, hence in this situation it is appropriate to make use of a telephoto lens.

A5.7 Secondly, where the wider context of the view must be considered and in making the assessment a viewer would naturally make use of peripheral vision in order to understand the whole. A print has a fixed extent which constrains the angle of view available to the viewer and hence it is logical to use a wide angle lens in these situations in order to include additional context in the print.

A5.8 Thirdly where the viewing point is studied at rest and the eye is free to roam over a very wide field of view and the whole setting of the view can be examined by turning the head. In these situations it is appropriate to provide a panorama comprising of a number of photographs placed side by side.

A5.9 For some views two of these scenarios might be appropriate, and hence the study will include two versions of the same view with different fields of view.

Representation of the Proposed Development and cumulative schemes

Classification of AVRs

A5.10 AVRs are classified according to their purpose using Levels 0 to 3. These are defined in detail in Appendix C of the London View Management Framework: Supplementary Planning Guidance (July 2007). The following table is a summary.

AVR level	showing	purpose
AVR 0	Location and size of proposal	Showing Location and size
AVR 1	Location, size and degree of visibility of proposal	Confirming degree of visibility
AVR 2	As level 1 + description of architectural form	Explaining form
AVR 3	As level 2 + use of materials	Confirming the use of materials

A5.11 In practice the majority of photography based AVRs are either AVR 3 (commonly referred to as "fully rendered" or "photoreal") or AVR 1 (commonly referred to as "wire-line"). Model based AVRs are generally AVR 1.

AVR 3 – Photoreal

Example of AVR 3 – confirming the use of materials (in this case using a 'photo-realistic' rendering technique)

A5.12 The purpose of a Level 3 AVR is to represent the likely appearance of the Proposed Development under the lighting conditions found in the photograph. All aspects of the images that are able to be objectively defined have been created directly from a single detailed description of the building. These include the geometry of the building and the size and shape of shadows cast by the sun.

A5.13 Beyond this it is necessary to move into a somewhat more subjective arena where the judgement of the delineator must be used in order to define the final appearance of the building under the specific conditions captured by the photographic and subsequent printing processes. In this area the delineator is primarily guided by the appearance of similar types of buildings at similar distances in the selected photograph. In large scope studies photography is necessarily executed over a long period of time and sometimes at short notice. This will produce a range of lighting conditions and photographic exposures. The treatment of lighting and materials within these images will respond according to those in the photograph.

A5.14 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph. In particular the exact lighting levels are not based on photometric calculations and therefore the resulting image is assessed by the Architect and Lighting Designer as being a reasonable interpretation of the concept lighting strategy.

AVR 1 – Outline

Example of AVR 1 confirming degree of visibility (in this case as an occluded 'wire-line' image)

A5.15 The purpose of a wire-line view is to accurately indicate the location and degree of visibility of the Proposed Development in the context of the existing condition and potentially in the context of other proposed schemes.

A5.16 In AVR1 representation each scheme is represented by a single line profile, sometimes with key edges lines to help understand the massing. The width of the profile line is selected to ensure that the diagram is clear, and is always drawn inside the true profile. The colour of the line is selected to contrast with the background. Different coloured lines may be used in order to distinguish between proposed and consented status, or between different schemes.

A5.17 Where more than one scheme is represented in outline form the outlines will obscure each other as if the schemes where opaque. Trees or other foliage will not obscure the outline of schemes behind them. This is because the transparency of trees varies with the seasons, and the practical difficulties of representing a solid line behind a filigree of branches. Elements of a temporary nature (e.g. cars, tower cranes, people) will similarly not obscure the outlines.

Framing the view

A5.18 Typically AVRs are composed with the camera looking horizontally i.e. with a horizontal Optical Axis. This is in order to avoid converging verticals which, although perspectively correct, appear to many viewers as unnatural in print form. The camera is levelled using mechanical levelling devices to ensure the verticality of the Picture Plane, being the plane on to which the image is projected; the film in the case of large format photography or the CCD in the case of digital photography.

A5.19 For a typical townscape view, a Landscape camera format is usually the most appropriate, giving the maximum horizontal angle of view. Vertical rise may be used in order to reduce the proportion of immediate foreground visible in the photograph. Horizontal shift will not be used. Where the prospect is framed by existing buildings, portrait format photographs may be used if this will result in the proposal being wholly visible in the AVR, and will not entirely exclude any relevant existing buildings.

A5.20 Where the Proposed Development would extend off the top of the photograph, the image may be extended vertically to ensure that the full height of the Proposed Development is show. Typically images will be extended only where this can be achieved by the addition of sky and no built structures are amended. Where it is necessary to extend built elements of the view, the method used to check the accuracy of this will be noted in the text.

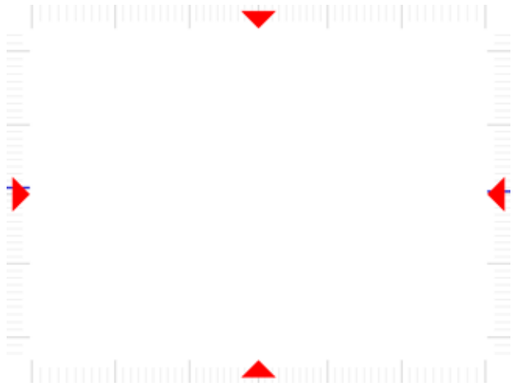
Documenting the AVR

Border annotation

A5.21 A Millerhare AVR image has an annotated border or 'graticule' which indicates the field of view, the optical axis and the horizon line. This annotation helps the user to understand the characteristics of the lens used for the source photograph, whether the photographer applied tilt, vertical rise or horizontal shift during the taking of the shot and if the final image has been cropped on one or more sides.

A5.22 The four red arrows mark the horizontal and vertical location of the 'optical axis'. The optical axis is a line passing through the eye point normal to the projection plane. In photography this line passes through the centre of the lens, assuming that the film plane has not been tilted relative to the lens mount. In computer rendering it is the viewing vector, i.e the line from the eye point to the target point.

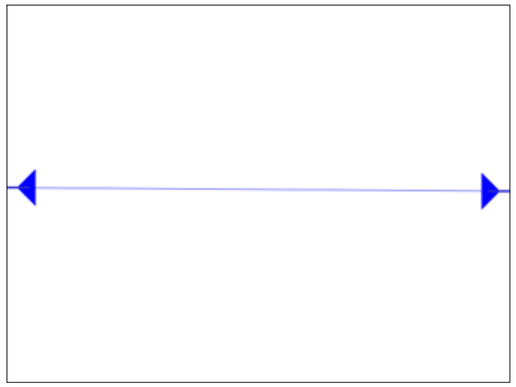
A5.23 If the point indicated by these marks lies above or below the centre of the image, this indicates either that vertical rise was used when taking the photograph or that the image has subsequently been cropped from the top or bottom edge. If it lies to the left or right of the centre of the image then cropping has been applied to one side or the other, or more unusually that horizontal shift was applied to the photograph.



Sample graticule showing optical axis markers

A5.24 The vertical and horizontal field of view of the final image is declared using a graticule consisting of thick lines at ten degree increments and intermediate lines every degree, measured away from the optical axis. Using this graticule it is possible to read off the resultant horizontal and vertical field of view, and thereby to compare the image with others taken using specific lens and camera combinations. Alternatively it can be used to apply precise crops during subsequent analysis.

A5.25 The blue marks on the left and right indicate the calculated location of the horizon line i.e. a plane running horizontally from the location of the camera. Where this line is above or below the optical axis, this indicates that the camera has been tilted; where it is not parallel with the horizontal marking of the optical axis, this indicates that the camera was not exactly horizontal, i.e. that "roll" is present. Note that a small amount of tilt and roll is nearly always present in a photograph, due to the practical limitations of the levelling devices used to align the camera in the field.



Sample graticule showing horizon line markers

Comparing AVRs with different FOVs

A5.26 A key benefit of the index markings is that it becomes practical to crop out a rectangle in order to simulate the effect of an image with a narrower field of view. In order to understand the effect of using a longer lens it is simply necessary to cover up portions of the images using the graticule as a guide.

A6 Methodology for the production of Accurate Visual Representations

Overview of Methodology

A6.1 The study was carried out by Millerhare (the Visualiser) by combining computer generated images of the Proposed Development with either large format photographs or with rendered images from a context model at key strategic locations around the site as agreed with the project team. Surveying was executed by Absolute Survey (the Surveyor).

A6.2 The methodology employed by Millerhare is compliant with Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012) and Landscape Institute Advice Note 01/11.

A6.3 The project team defined a series of locations in London where the proposed buildings might have a significant visual effect. At each of these locations Millerhare carried out a preliminary study to identify specific Assessment Points from which a representative and informative view could be taken. Once the exact location had been agreed by the project team, a photograph was taken which formed the basis of the study. The precise location of the camera was established by the Surveyor using a combination of differential GPS techniques and conventional observations.

A6.4 For views where a photographic context was to be used additional surveying was carried out. A number of features on existing structures visible from the camera location were surveyed. Using these points, Millerhare has determined the appropriate parameters to permit a view of the computer model to be generated which exactly overlays the appropriate photograph. Each photograph has then been divided into foreground and background elements to determine which parts of the current context should be shown in front of the Proposed Development and which behind. When combined with the computer-generated image these give an accurate impression of the impact of the Proposed Development on the selected view in terms of scale, location and use of materials (AVR Level 3).

Spatial framework and reference database

A6.5 All data was assembled into a consistent spatial framework, expressed in a grid coordinate system with a local plan origin. The vertical datum of this framework is equivalent to Ordnance Survey (OS) Newlyn Datum.

A6.6 By using a transformation between this framework and the OSGB36 (National Grid) reference framework, Millerhare have been able to use other data sets (such as OS land line maps and ortho-corrected aerial photography) to test and document the resulting photomontages.

A6.7 In addition, surveyed observation points and line work from Millerhare's London Model database are used in conjunction with new data in order to ensure consistency and reliability.

A6.8 The models used to represent consented schemes have been assembled from a variety of sources. Some have been supplied by the original project team, the remainder have been built by Millerhare from available drawings, generally paper copies of the submitted planning application. While these models have not been checked for detailed accuracy by the relevant architects, Millerhare has used its best endeavours to ensure that the models are positioned accurately both in plan and in overall height.

Process – photographic context

Reconnaissance

A6.9 At each Study Location the Visualiser conducted a photographic reconnaissance to identify potential Assessment Points. From each candidate position, a digital photograph was taken looking in the direction of the Proposed Development using a wide angle lens. Its position was noted with field observations onto an OS map and recorded by a second digital photograph looking at a marker placed at the Assessment Point.

A6.10 In the situation where, in order to allow the appreciation of the wider setting of the proposal, the assessor requires more context than is practical to capture using a wide angle lens, multiple photographs may be combined to create a panorama, typically as a diptych or triptych. This will be prepared by treating each panel as a separate AVR and then combining in to a single panorama as a final process.

A6.11 The Visualiser assigned a unique reference to each Assessment Point and Photograph.

Final Photography

A6.12 From each selected Assessment Point a series of large format photographs were taken with a camera height of approximately 1.6m. The camera, lens, format and direction of view are determined in accordance with the policies set out above

A6.13 Where a panoramic view is specified the camera/tripod head is rotated through increments of 40 degrees to add additional panels to the left and/or right of the main view.

A6.14 The centre point of the tripod was marked and a digital photograph showing the camera and tripod in situ was taken to allow the Surveyor to return to its location. Measurements and field notes were also taken to record the camera location, lens used, target point and time of day.

Surveying the Assessment Points

A6.15 For each selected Assessment Point a survey brief was prepared, consisting of the Assessment Point study sheet and a marked up photograph indicating alignment points to be surveyed. Care was taken to ensure that a good spread of alignment points was selected, including points close to the camera and close to the target.

A6.16 Using differential GPS techniques the Surveyor established the location of at least two intervisible stations in the vicinity of the camera location. A photograph of the GPS antenna in situ was taken as confirmation of the position.

A6.17 From these the local survey stations, the requested alignment points were surveyed using conventional observation.

A6.18 The resulting survey points were amalgamated into a single data set by the Surveyor. This data set was supplied as a spreadsheet with a set of coordinates transformed and re-projected into OSGB36 (National Grid) coordinates, and with additional interpreted lines to improve the clarity of the surveyed data.

A6.19 From the point set, the Visualiser created a three dimensional alignment model in the visualisation system by placing inverted cones at each surveyed point.

Photo preparation

A6.20 From the set of photographs taken from each Assessment Point, one single photograph was selected for use in the study. This choice was made on the combination of sharpness, exposure and appropriate lighting.

A6.21 The selected photograph was copied into a template image file of predetermined dimensions. The resulting image was then examined and any artefacts related to the digital image capture process were rectified.

A6.22 Where vertical rise has been used the image is analysed and compensation is applied to ensure that the centre of the image corresponds to the location of the camera's optical axis.

Calculating the photographic alignment

A6.23 A preliminary view definition was created within the visualisation system using the surveyed camera location, recorded target point and FOV based on the camera and lens combination selected for the shot

A6.24 A lower resolution version of the annotated photograph was attached as a background to this view, to assist the operator to interpret on-screen displays of the alignment model and other relevant datasets.

A6.25 Using this preliminary view definition, a rendering was created of the alignment model at a resolution to match the scanned photograph. This was overlaid onto the background image to compare the image created by the actual camera and its computer equivalent. Based on the results of this process adjustments were made to the camera definition. When using a wide angle lens observations outside the circle of distortion are given less weighting.

A6.26 This process was iterated until a match had been achieved between the photograph and alignment model. At this stage, a second member of staff verified the judgements made. An A3 print was made of the resulting photograph overlaid with the alignment model as a record of the match. This was annotated to show the extents of the final views to be used in the study.

Example of alignment model overlaid on the photograph

Preparing models of the Proposed Development

A6.27 A CAD model of the Proposed Development was created from 3D CAD models and 2D drawings supplied by the Architect. The level of detail applied to the model is appropriate to the AVR type of the final images.

A6.28 Models of the Proposed Development and other schemes are located within the spatial framework using reference information supplied by the Architect or, when not available, by best fit to other data from the spatial framework reference database . Study renders of the model are supplied back to the Architect for confirmation of the form and the overall height of the Proposed Development. The method used to locate each model is recorded. Each distinct model is assigned a unique reference code by the Visualiser.

Determining occlusion and creating simple renderings

A6.29 A further rendering was created using the aligned camera, which combined the Proposed Development with a computer-generated context. This was used to assist the operator to determine which parts of the source image should appear in front of the Proposed Development and which behind it. Using this image and additional site photography for information, the source file is divided into layers representing foreground and background elements.

A6.30 In cases where the Proposed Development is to be represented in silhouette or massing form (AVR1 or AVR2), final renderings of an accurate massing model were generated and inserted into the background image file between the foreground and background layers.

A6.31 Final graphical treatments were applied to the resulting image as agreed with the Architect and environmental and planning consultants. These included the application of coloured outlines to clarify the reading of the images or the addition of tones to indicate occluded areas.

Creating more sophisticated renderings

A6.32 Where more sophisticated representations of the Proposed Developments were required (AVR3) the initial model is developed to show the building envelope in greater detail. In addition, definitions were applied to the model to illustrate transparency, indicative material properties and inter-reflection with the surrounding buildings.

A6.33 For each final view, lighting was set in the visualisation system to match the theoretical sunlight conditions at the time the source photograph was taken, and additional model lighting placed as required to best approximate the recorded lighting conditions and the representation of its proposed materials.

A6.34 By creating high resolution renderings of the detailed model, using the calculated camera specification and approximated lighting scenario, the operator prepared an image of the building that was indicative of its likely appearance when viewed under the conditions of the study photograph. This rendering was combined with the background and foreground components of the source image to create the final study images.

A6.35 A single CAD model of the Proposed Development has been used for all distant and local views, in which the architectural detail is therefore consistently shown. Similarly a single palette of materials has been applied. In each case the sun angles used for each view are transferred directly from the photography records.

A6.36 Material definitions have been applied to the models assembled as described. The definitions of these materials have been informed by technical notes on the planning drawings and other available visual material, primarily renderings created by others. These resulting models have then been rendered using the lighting conditions of the photographs.

A6.37 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials was the best judgment of the visualiser as to the likely appearance of the scheme given the intended lighting strategy and the ambient lighting conditions in the background photograph.

A6.38 Where a panoramic view is specified each panel is prepared by treating each photograph as an individual AVR following the process described in the previous paragraphs. The panels are then arranged side by side to construct the panorama. Vertical dividers are added to mark the edge of each panel in order to make clear that the final image has been constructed from more than one photograph.

Documenting the study

A6.39 For each Assessment Point a CAD location plan was prepared, onto which a symbol was placed using the coordinates of the camera supplied by the Surveyor. Two images of this symbol were created cross-referencing background mapping supplied by Ordnance Survey.

A6.40 The final report on the Study Location was created which shows side by side, the existing and proposed prospect. These were supplemented by images of the location map, a record of the camera location and descriptive text. The AVR level is described.

A6.41 Peripheral annotation was added to the image to clearly indicate the final FOV used in the image, any tilt or rise, and whether any cropping has been applied.

A6.42 Any exceptions to the applied policies or deviations from the methodology were clearly described.

A6.43 Where appropriate, additional images were included in the study report, showing the Proposed Development in the context of other consented schemes.

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