**B&Q, Cricklewood Lane - Call-in Inquiry**

**LPA Ref. 20/3564/OUT**

**PINS Ref. APP/N5090/V/22/3307073**

**Note in relation to James Evans’ Evidence - historic environment and design matters**

**APP/2/E**

I write in relation to Mr Evans’ Proof of Evidence.

At paragraph 4.10 and 4.11, Mr Evans states that:

*4:10: The applicant’s HTVIA part 2 clearly shows in view 08 that due to the height of the proposed main tower, this block would be clearly visible in views from the public realm looking north. Another smaller block would then be seen to “fill in” the existing space between the pub and its neighbour to the north.*

*4.11: Whilst no direct harm would be done to the heritage asset itself, I consider that its setting would be harmed and therefore that its significance within the streetscape and Cricklewood town Centre would be diminished by the visual intrusiveness of the proposal. The harm would be less than substantial under the NPPF.*

I would like to bring to the attention of Mr Evans the revised visuals that have been prepared and submitted with the appeal documentation.

The revised visuals, prepared according to methodology supplied by Cityscape, were included with the Applicant’s Statement of Case [**CD1.01**] as Appendix 8 on 10 November 2022. These revised visuals reflect the changes in height that were made to Building Plots A and C in July 2021 as presented before the members of your Council’s Planning Committee on 9 September 2021.

The visuals included with the Statement of Case show the appeal scheme modelled as verified views in wireline (AVR1).

These visuals have also been updated as full renders (AVR3) based on the illustrative scheme prepared by EPR and included in Appendix 2 to my proof of evidence [**APP/2/C**]. These revised views also form the basis for the assessment in the revised EIA Statement of Conformity (January 2023) [**CDL.02**].

I wish to confirm in this rebuttal that the revised View 08 included in the pack at Appendix 2 shows that the proposed development would not be seen above the roofline of the Crown Public House.

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**Dr Chris Miele, Partner**

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