

Dear Olivier, I have now received feedback from other members of BCAAC and I'm responding in the absence of Hugh Cullum, our chairman,

Firstly, the approach of attempting to link the existing building with its neighbour, the old Henry Glave department store, with its massive extended roof is regarded as

being quite misguided and disproportionate.

Secondly, the result of the proposal would be to visually link, two distinct buildings at roof level and BCAAC considers that if any extension is allowed then there must be some form

of set-back, probably resulting from the retention of the appearance of the neighbouring building. Any extension would inevitably detract from the existing central architectural stone roofline feature, clearly a significant part of the original composition and lessen its impact and contribution to the appearance of the conservation area and to setting of the adjacent listed building at the corner with Tottenham Court Road. Thirdly, BCAAC considers that the fenestration of the double-decker mansard is poorly related to the existing facade below and would need to be reconfigured.

In summary, the Advisory Committee objects to the current proposal and would urge Camden Council to reject the application for the reasons stated above. It would not rule out any extension, but this would have to be less ambitious, well-considered and respectful of the architecture of the existing building in order to preserve the character and appearance of this prominent part of the conservation area.

Yours sincerely Tony Tugnutt

