

Dear Alyce,

Thank you for your note today. We should like to submit the following final comments in place of all previous:

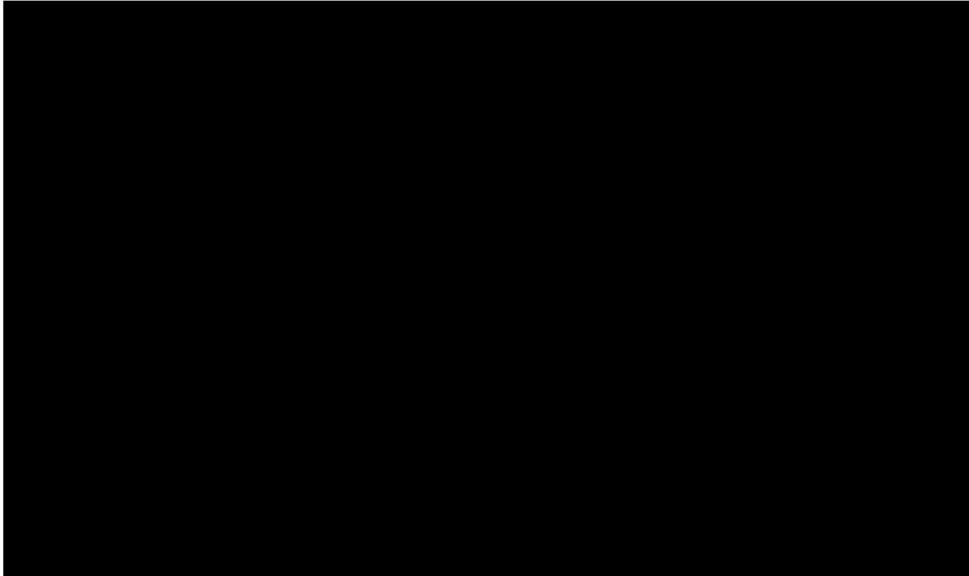
We must object 'in principle' to the application because of dimensions on drawings being 'subject to verification' and because of a lack of contextual illustrations of the effect of the proposals.

We note the drawings, including immediate sections of the surrounding properties, are formally qualified as "subject to verification". It seems the distances from and the height of the windows of Latitude House and possibly of 112 Parkway that face the proposal do not seem sufficiently stated to give a clear idea of how they would be affected.

We note the extension will be visible to the public from the Conservation Areas, roads and properties to the North and West of the address. This will affect the setting of the Primrose Hill and Regents Park CA's as well as the Camden Town CA and in particular it would be visible from Regents Park Road where it will be seen next to Latitude House with Foxton's and 118 Parkway in view.

Our view is that the application proposes a building with an interesting treatment of massing and envelope (unsure about glazed areas) but the application lacks wider, contextual drawings to show that, when seen from nearby and from afar, it would relate successfully to its context.

Yours sincerely
Gordon Macqueen
Margaret Richardson and Gordon Macqueen, Co-Chairs of Camden Town CAAC



Dear Alyce Keen,

We are writing again following the CAAC's email yesterday essentially to modify our letter because, after a second look at drawings from 2014 for No 112 and this application's drawings, we withdraw our note that the heights and distances are very different.

We should like to submit the following comments:

We see the 'proposed' drawings including of the surrounding properties are formally qualified as "subject to verification". It seems the distances from and the height of the windows of Latitude House that are looking towards the proposal do not seem sufficiently stated get a clear idea of how they would be affected.

We note the extension will be visible to the public from roads and properties to the North and West of the address. This will affect the setting of the Primrose Hill and Regents Park Conservation Area more than the Camden Town CA and in particular would be visible situated immediately next to the successful Latitude House building.

Our view is that the application proposes an interesting treatment of the building's massing and envelope but lacks drawings or 3D modelling to show that it would relate successfully to adjacent buildings Latitude House, Foxtons' volume and the upper part of 114-118 Parkway - all when seen from close up and from far away. Also at the back of the Parkway buildings the proposed 'dormer' windows facing No112 appear unusually large and domineering at this floor level.

Yours sincerely
Gordon Macqueen
Margaret Richardson and Gordon Macqueen, Co-Chairs of Camden Town CAAC

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