



Dear Mr Thuairé

I strongly object to the proposed redevelopment of Athlone House and the damage it will do to the splendid vista it enhances when viewing it from The Heath. Please do not allow the redevelopment of this historic building simply because someone with too much money likes glitz and glamour. If he does not like the house as it is he can jolly well put it back on the market for a considerable profit. Please think a little about the people who have used and loved Hampstead Heath for many years and do not wish it to be turned into an extension of Bishops Avenue, etc.

Yours gratefully,

JMH Sonenfeld.



Dear Charles,

Please see the attached letter of objection, on behalf of the City of London Corporation, in respect of the current application for Athlone House. I trust this is satisfactory.

Kind regards.

M-J

Mary-Jane O'Neill
Director - Renaissance Planning

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Mr Charles Thuairé
London Borough of Camden
Development Control Planning Services
Camden Town Hall
Argyle Street
LONDON
WC1H 8ND

Our Ref: MJO/064 Athlone House
Your Ref: 2013/7242/P
By Email

10 January 2014

Dear Mr Thuairé

**Athlone House Hampstead Lane London N6 4RU (ref. 2013/7242/P)
Objection on behalf of the City of London Corporation**

We are instructed by The City of London Corporation (The City), who manage Hampstead Heath, to submit objections to planning application (ref: 2013/7242/P) following the submission of the new application by Athlone House Limited.

Background

This letter contains the basis of objections on behalf of The City. In summary it is considered that the planning application cannot be supported as the City has a number of serious concerns relating to impacts on the character of the adjoining Metropolitan Open Land, the surrounding Conservation Areas and the hydrology of Hampstead ponds.

The City of London Corporation provides local government services for the City but has responsibilities that extend far beyond the Square Mile. It also provides a host of additional facilities, ranging from its Open Spaces such as Hampstead Heath to the Barbican Centre.

In the 1870s the City was concerned that access to the open countryside was being threatened and therefore promoted two Acts of Parliament. The Epping Forest Act and the City of London (Open Spaces) Act were passed in 1878 and enabled the City to acquire and protect threatened Open Spaces from future development. Since that time the City has acquired further Open Spaces under this and other legislation.

The City is statutorily obliged by virtue of various Acts of Parliament and, specifically, the provisions of the London Government Reorganisation (Hampstead Heath) Order 1989 as follows:-

- i. for ever to keep the Heath open, unenclosed, unbuilt upon and by all lawful means prevent, resist and abate all encroachment on the Heath and attempted encroachment and protect the Heath and preserve it as an open space;

- ii. at all times preserve as far as maybe the natural aspect of the Heath and to that end protect the turf, gorse, heather, timber and other trees, shrubs and brushwood thereon;
- iii. not to sell, lease, grant or in any manner dispose of any part of the Heath; and
- iv. to provide active and passive recreational facilities and information for members of the public.

The City took over title ownership and the responsibility for the management and protection of Hampstead Heath in 1989, and for making it available as open space. In addition the Local Government Reorganisation (Hampstead Heath) Order 1989 establishes a Trust Fund, the proceeds of which may be used to defray, in part, the cost of enhancing or replacing amenities on the Heath. The balance is met out of the City of London funds, at no cost to the public.

Although the City's duties do not extend to the Kenwood Estate, the estate was formerly held and managed as part of the Heath. The estate shares qualities and characteristics with the Heath and they combine to provide a seamless open space for visitors and it should be noted that it is the views from the Heath on the eastern edge of the Kenwood estate that will be most significantly affected by the proposals.

Objections

The Athlone House application Site lies within a prominent location and highly sensitive area, on the fringe of Hampstead Heath, the Highgate Conservation Area, and to the north of a number of ponds owned and managed by the City. Consequently the area is one of visual, heritage and hydrological sensitivity.

Metropolitan Open Land

The application site is designated as Metropolitan Open Land (MOL) and forms part of a wider area of MOL including Hampstead Heath, Kenwood, Parliament Hill and Highgate playing fields.

Policy CS15 of Camden's LDF refers to the protection of MOL. Paragraph 15.7 provides:

"Camden's designated open spaces include Metropolitan Open Land. This is open space of London-wide significance that provides a break in the built up area and receives the same presumption against development as green belt land. There are four main areas of Metropolitan Open Land in Camden, which are of great importance to the borough and its character - Hampstead Heath and adjoining areas.....These will be protected in accordance with London Plan policy 3D.10. Guidance on Metropolitan Open Land and extensions to existing buildings within it is set out in government Planning Policy Guidance (PPG) 2 - Green Belts."

The revised London Plan (July 2011) provides a strategic framework for development in London. It also gives statutory effect to the protection of MOL on principles similar to those accorded to the Green Belt. London Plan Policy 7.17 supersedes policy 3D.10 (referred to above) and provides that:

"The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL."

Furthermore the London Plan further states at paragraph 7.56 that *“Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL”*.

The application documents set out to compare the proposals with a number of previously refused and consented schemes (ref. 2003/2670/P and 2009/3413/P) in an attempt to demonstrate that the proposed increase in floorspace is acceptable. This approach, however, fails to take into consideration the guidance set out in national planning policy since the previous application was refused by the Planning Inspector on 21 April 2011. The National Planning Policy Framework (NPPF) (2012) confirms that *“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*.

Paragraph 87 of the NPPF addresses inappropriate development as follows:

“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.

Furthermore the NPPF, states at paragraph 144:

“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;*
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the **original** building;*
- the replacement of a building, provided the new building is not materially larger than the one it replaces;*
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- limited infilling or the partial or complete redevelopment of previously developed sites (excluding temporary buildings), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”*.

Annex 2: The Glossary of the NPPF provides further clarification, which states:

“Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally”.

The correct approach is, therefore, to compare the proposals with the original building as it existed on 1 July 1948, which excludes any extensions or outbuildings built after completion of the dwelling. Consequently it is the City’s view that the methodology for comparing the proposals with the 2003 and 2009 schemes merely serve to conceal the true extent of the additional floorspace in the context of the original building within the MOL.

The Planning Statement submitted with the planning application wholly ignores the clear words used in the NPPF including the definition of “original building” and the fact that any previous extension(s) will already have impacted on the openness of the MOL. It is considered that an increase in size compared to the original building and its subsequent additions would be disproportionate and should therefore be refused as they result in a materially larger building with a significantly greater massing.

Consequently the applicant is required to demonstrate that very special circumstances exist to justify planning permission being granted in the present case, which is omitted within the existing application documents. Specifically the applicant does not identify any ‘other consideration’ which clearly outweighs the substantial harm to the MOL.

Design and Visual Impact

Paragraph 7 of the NPPF sets out three dimensions to sustainable development: economic, social and environmental. The environmental role includes protecting and enhancing the natural and built environment.

The NPPF states, at paragraph 17, that high quality design is one of the 12 ‘Core Planning Principles’, which should underpin both plan making and decision taking. Two of these principles address design and the Green Belt so that planning should:

- *“Always seek to secure high quality design and good standard of amenity for all existing buildings and future occupants of land and buildings”;*
- *“takes account of the different roles and character of different areas, promoting the vitality of our main urban areas; protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.*

Section 7 of the NPPF elaborates on the requirement for good design in paragraphs 56 to 68. Most relevant to this application are the sections that relate to local distinctiveness, character and integration of development into the built environment.

Paragraph 58 of the NPPF states that planning policies and decisions should ensure that developments “respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation”.

Emphasis is placed on reinforcing local distinctiveness in paragraph 60, which states: “It is, however, proper to seek to promote or reinforce local distinctiveness. Paragraph 64 also seeks the best development for a site by stating that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

Paragraph 61, furthermore, states that the planning decision “should address the connections between people and places and the integration of new development into the natural, built and historic environment”.

Paragraph 81 of the NPPF states that local authorities should plan positively to enhance the beneficial use of the Green Belt and retain and enhance visual amenity.

The application proposals are visible in a number of views across Hampstead Heath. Even in the summer when there is more foliage on the trees and bushes these views are possible. It is, however, in winter, that the proposal will be more visible and the impacts more sensitively felt. Views from Hampstead Heath and the adjoining green spaces are enjoyed by visitors and local people year round. It is also important to note that visitors to the Heath stop to enjoy the views across it and that these views are not, therefore, just glimpses.

It is considered that the impact of a building is not simply measured in quantitative ways such as floor area, volume and height. The proposed design of the building would exceed the envelope of the existing building and together with a more prominent roofline would simply exacerbate the impact of the additional bulk. Additional factors such as materials, positioning within the site and massing all affect the impact the building has on its surroundings. In views across the Heath the intrusive impact of the building would be noticed due to the bulkier appearance of the building and the brighter coloured materials proposed, which would render the proposal visually intrusive in this sensitive area.

Accordingly it is concluded that the proposed design fails to comply with the requirements of the Councils Development Policies Document, Policy DP24, which specifically relates to design and confirms that *"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design"*. Aspects such as *"character, setting, context and the form and scale of neighbouring buildings"* will be considered as well as *"the character and proportions of the existing building, where alterations and extensions are proposed"*.

Highgate Conservation Area

Section 12 of the NPPF, entitled 'Conserving and enhancing the historic environment' is relevant to this application. Within that section paragraph 132 states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation".

Additional guidance is provided at paragraph 134, which states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

Paragraph 133 provides further guidance regarding heritage assets, which states:

"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent".

Athlone House lies within the Highgate Conservation Area (CA) and is identified in the Highgate Conservation Area Appraisal and Management Strategy (CAAMS) as making a positive contribution to the CA:

"It was built in 'red brick, with Jacobean gables, a big porch under the square tower, supporters on the tower instead of pinnacles, conservatories, outbuildings with an ugly French Turret and a superb view to the south'. This elaborate property is set into the hillside overlooking the Heath and is visible in long views such as from Kenwood House. As such, it is a positive contributor to the Conservation Area".

Referring to the historic development of the CA the CAAMS states that:

"In the post-war period, several of the larger houses were sub-divided into flats while the 1870s Athlone House, formerly known as Caen Wood Towers, was adapted for hospital use. It has since closed and the site has been sold for development, the eastern half into three blocks of flats which were designed to minimize visibility from Hampstead Heath. Other larger properties, such as Witanhurst, sold in 2007, are at risk as no viable use can be found for them. Some of the large landscaped gardens have been developed as exclusive housing estates, often with restricted public access and high security. In the 21st century, the Conservation Area is facing unprecedented pressure for residential development, often involving the demolition of existing single family dwellings to create luxury residences of high specification with potentially inappropriate scale and design for the character of the area".

In addition the CAAMS recognises that Athlone House is located within some of the important key vistas, views and approaches within the CA, as follows:

"An essential part of the character of Highgate Conservation Area is the open aspect. From Waterlow Park there is a panorama reaching across from the City to the Royal Free Hospital in Hampstead. On the western side of the Conservation Area the Heath makes an important backdrop closing the vista at the end of Merton Lane, Millfield Lane and Fitzroy Park. Looking into the Conservation Area from the Heath close to Hampstead Lane, Athlone House can be seen sitting in an elevated position with the spire of St. Michael's Church beyond the trees".

Appendix 2 provides further advice regarding 'positive buildings' within the CA, which states:

"Positive buildings are defined as buildings that make a positive contribution. There is a general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification".

It is the City's view that the current proposals, compared with the existing positive building, will create a more over-bearing visual affect that the centrally placed tower to the north reinforces, which will also be visible above the tree canopy. In addition the City wishes to highlight that some of the most significant views of the Athlone House site are actually located between the applicant's viewpoints numbers 1 and 2 as well as views from Athlone House Gardens, which also form part of the Heath (see attached annotated plan at Appendix A).

Camden's policies for conservation areas require developments to preserve and enhance the conservation area. The significantly increased bulk and design, and therefore the visibility of the proposed building, would intrude on the sense of openness and greenery of this historic outdoor space and erode an important distinguishing building within the CA. The proposals, therefore, cause harm to the character and appearance of the Conservation Area and fail to comply with Local Plan policies CS14, DP24 and DP25.

There applicant has also failed demonstrate how circumstances have changed since the previous scheme (ref. 2003/2670/P) whereby costs of refurbishment of the existing building were deemed acceptable. Notwithstanding this, it is noted from the Planning Statement that a Market Report (Knight Frank) was submitted with the application although this is not evident on the Council's online planning applications portal.

Hydrology of the Heath

The City instructed Haycock Associates in 2009 to undertake an assessment of the previous application (ref. 2009/3413/P) due to concerns with regards to the basement and its affect on groundwater and the ponds, which are designated bathing ponds under the current Bathing Water Directive (76/1160/EEC) and accordingly must comply with EU requirements regarding water quality.

The Haycock assessment states that the house itself sits on the Claygate Beds of the London Clay Formation. The Claygate Beds are a transitory unit between the Bagshot Formation (sands and clays) and the London Clay. The Claygate Beds are classed as a minor aquifer and may transmit water to the Highgate Chain of ponds on Hampstead Heath as they contain layers of sand which discharge ground water. The Haycock assessment state that:

“Due to lack of borehole test pits to investigate the depths of the Claygate Beds and sand layers it is not possible to assess the impact that the basement development may have on the hydrology of Hampstead Heath”.

The attached Environment Agency (EA) bathing water profiles (see Appendix B and C) confirm that Athlone House sits within the catchment areas for both the Ladies and Men's Bathing Ponds. Furthermore, the Haycock assessment states that *“due to the lack of geological data available an assumption has been made that groundwater flow directions will closely mimic those of surface water topography flow due to the subdued similarity in slop orientation and sub-surface geological units to surface topography”*. The City strongly opposes the applicant's assertion within the Basement Impact Assessment (BIA) that *“the site is not considered to be within their catchment”*. There is no mention within the application documents how the proposed basement will affect the hydrological functioning of the groundwater that supplies the ponds. Any changes to the groundwater flow may be detrimental to the ponds, particularly during the summer months.

The Haycock assessment advises that further modelling of groundwater flows taking account of the proposed basements, the geology of the site and the flow direction needs to be undertaken. The City, however, has serious concerns that such modelling work has not been undertaken, which also needs assess the cumulative impacts of other basements that have recently been permitted within the area. Accordingly the City requests that further detailed work needs to be undertaken to demonstrate that the proposed basements will not adversely impact on the hydrological functioning of water on the Heath and its designated ponds.

In the absence of such an assessment the City concludes that the application fails to comply with the requirements of Camden's Development Policies DP27 - Basements and lightwells, which requires applicants to undertake *“an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate”*.

Summary

In summary the application is not in accordance with planning policy guidance and does not constitute a high quality proposal specific to the location, the surrounding designations and constraints. The aforementioned paragraphs have clearly demonstrated that all the relevant issues have been not been considered by the applicant and that the application has failed to demonstrate that adverse impacts on the appearance and character of the Conservation Area, the Metropolitan Open Land, and the ponds within the Heath have been appropriately

mitigated. Very special circumstances have not been advanced by the applicant and there are no other material considerations that warrant the grant of planning permission or conservation area consent in these locations.

We conclude that the proposals are not consistent with National Planning Policy Guidance and the general terms of policies within the Camden Development Plan. We have considered the relevant material considerations, none of which out-weigh the reasons why planning permission should be allowed.

The application is deficient in detail and contrary to the London Plan and the Council's planning policies. There are no planning merits and no justification whatsoever for the grant of planning permissions and the only decision that a reasonable local planning authority could possibly make is a decision of refusal. Reasons for refusal are plentiful. Caution and common sense needs to prevail with this development. It is therefore respectfully requested that the application is refused without delay. Recommendations regarding the reasons for refusal are set out below.

The application fails to comply with a number of adopted Development Plan policies, including:

- London Plan Policy 7.17 - Metropolitan Open Land;
- Core Strategy Policy CS14 - Promoting high quality places and conserving our heritage;
- Core Strategy Policy CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity;
- Development Policy DP24 - Securing high quality design;
- Development Policy DP25 - Conserving Camden's heritage;
- Development Policy DP27 - Basements and lightwells; and
- NPPF paragraphs 17, 56-58, 60-64, 81, 97, 114, 132, 133 and 134,

The City of London Corporation reserves the right to supplement the above objection in respect of specific matters relating to the applications and to be re-consulted regarding any further amendments or additional documentation submitted.

Yours sincerely,



Mary-Jane O'Neill

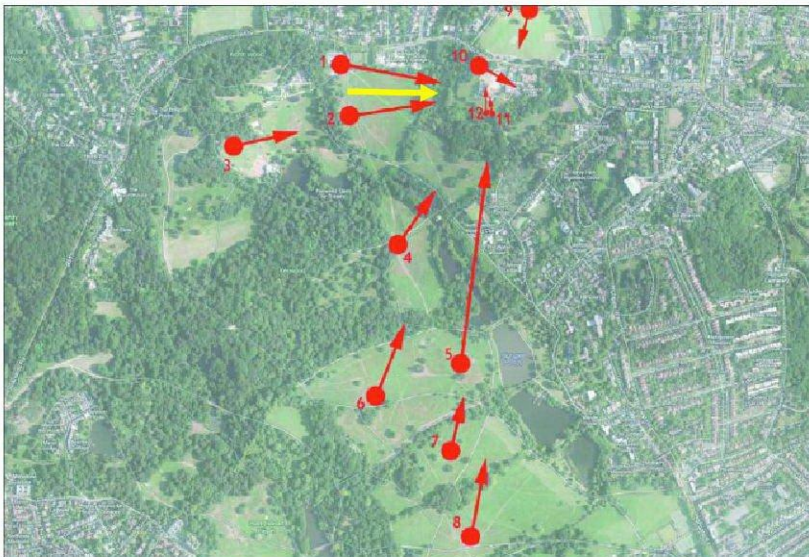
Director


For Renaissance Planning Ltd

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Enc.



Athlone House Additional Viewpoint: 

Bathing Water Profile

We have produced a profile for each European designated bathing water in England and Wales. The profile gives information about the bathing water including any improvements made to provide better water quality for bathers. Bathing water profiles are a requirement of the revised Bathing Water Directive 2006/7/EC and supporting regulations.

All bathing water profiles will be reviewed and updated by May 2013. If you wish to [comment on the profile](#) please send an email to bwps@environment-agency.gov.uk between 24 March and 30 September 2012.

Hampstead Heath (Ladies Pond), London, England



The image above shows the European designated bathing water located at Hampstead Heath (Ladies Pond), London, England

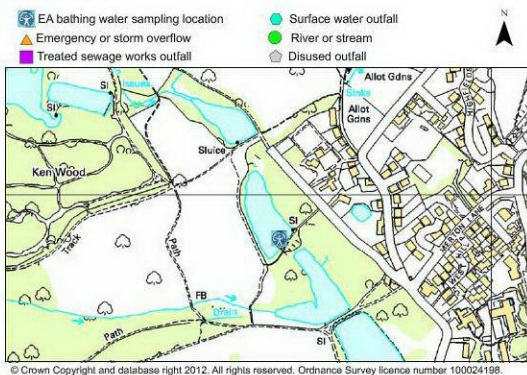
Designation details under the current Bathing Water Directive (76/1160/EEC)

Local Authority: **Camden Council**

- Environment Agency Region: South East
- Year designated: 1998

The Environment Agency monitors and assesses bathing water quality at each designated bathing water in England & Wales annually between May and September. The [monitoring results and annual compliance are all published on the Environment Agency website via our interactive map service.](#)



Bathing water map



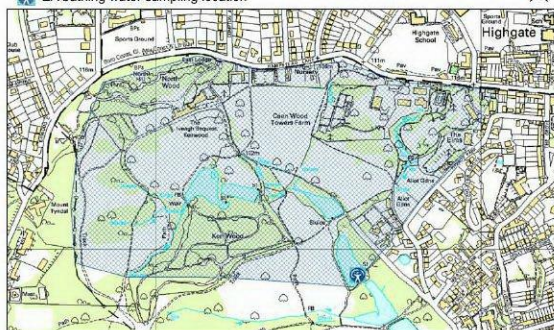
Bathing water description

The Ladies' Pond is a former reservoir on the eastern side of Hampstead Heath. There is no beach but there are grassy sunbathing areas surrounding the pond. Access to the 6845 square metre swimming area is via a concrete diving platform.

Catchment map

-  Surface water catchment boundary
 EA bathing water sampling location

Sampling locations close together may share a catchment



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Catchment description

The Ladies' Pond is fed by several springs to the south of the historic building, Kenwood House. The catchment is predominantly parkland consisting of woods and grassland, but also includes a small part of the urban area of Highgate.

Pollution management

Water quality at a bathing water is dependent upon the type and area of land (the catchment) draining to the water and the activities undertaken in that catchment.

It is the Environment Agency's role to drive improvement of water quality at bathing waters that are at risk of failing European standards. The following sections give an indication of potential sources of pollution, conditions under which they may arise and measures put in place to improve water quality.

Streams and rivers

The stream that feeds the Ladies' Pond is in turn fed by springs that rise on Hampstead Heath within one kilometre of the Ladies' Pond. Therefore the stream is considered in any investigations which are carried out for the bathing water.

Our investigations

Our monitoring found occasional problems with faecal pollution in this bathing water, so in 2009 we introduced a DNA tracing technique that helps us identify whether the source was human or animal. This enables us to target further investigations and to identify appropriate courses of corrective action. Following reduced water quality results in 2009 and 2010 this technique was used, however findings were inconclusive.

Working with water companies

History

Sewage treatment works outfalls

Discharges from sewage treatment works have improved substantially in England and Wales since the 1980s.

There are no permitted discharges to the Ladies' Pond.

Emergency/storm overflows

The majority of sewers in England and Wales are "combined sewers" and carry both sewage and surface water from roofs and drains. A storm overflow operates during heavy rainfall when the sewerage system becomes overwhelmed by the amount of surface water. The overflow prevents sewage from backing up pipes and flooding properties and gardens. An emergency overflow will only operate infrequently, for example due to pump failure or blockage in the sewerage system.

There are no known overflows from the sewerage system into the Ladies' Pond.

Working with Local Authorities

Heavy rain falling on pavements and roads often flows into surface water drains or highway drains, ending up in local rivers and, ultimately, the sea. The quality of bathing water may be adversely affected as a result of such events.

The misconnection of foul drainage to surface water may potentially affect the water quality of the Ladies' pond. If our investigations indicate that reduced water quality is caused by misconnected foul drainage we will work with the local authorities and Thames Water to investigate and rectify the problem.

Misconnections

Modern sewerage systems have two separate systems, one takes foul sewage to sewage treatment, the other takes rainwater runoff through surface water drains to rivers, lakes and the sea. Misconnections occur when waste water pipes are plumbed into surface water drains instead of the foul water sewerage system. This can give rise to pollution when the waste water is discharged directly to the environment through the surface water drain. For example, a washing machine or

toilet may be incorrectly plumbed so that it discharges to the surface drain rather than the foul sewage drain.

Working with private owners

We work with the bathing water operator to investigate and remediate any bathing water quality problems at the Ladies' Pond.

Algae

Seaweed (macroalgae) and phytoplankton (microscopic algae) are a natural part of the marine and freshwater environment. Below we note whether these have been recorded in quantities sufficient to be a nuisance.

Seaweed (macroalgae)

Phytoplankton(microscopic algae)

Phytoplankton (microscopic algae) increase in number at certain times of the year. This process is known as a phytoplankton bloom. Blooms of phytoplankton can result in the water appearing discoloured or a foam forming on the water. Our research suggests this bathing water has a history of occasional phytoplankton blooms.

Further information

Water Framework Directive

The Water Framework Directive (WFD) establishes a common approach to managing water within the European Community. The environmental objectives for the WFD will be delivered through the actions described in the River Basin Management Plans (RBMPs). Actions identified in the RBMPs for other improvements, also contribute to improvements in bathing water quality. The [River Basin Management Plans are published on the Environment Agency website](#)

[A glossary for this profile is available](#) on the Environment Agency website.

About this document

Written: February 2012

Next update: April 2013

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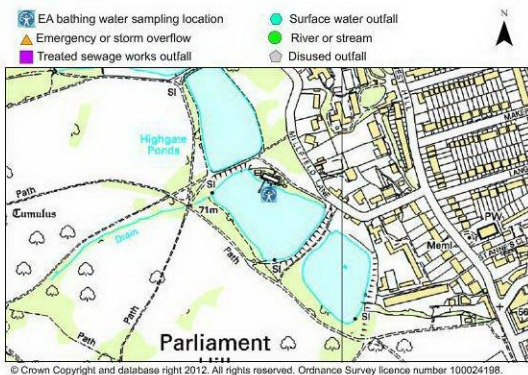
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Bathing water map



Bathing water description

The Men's Pond is a former reservoir situated on the eastern side of Hampstead Heath. There is no beach, but there is a sunbathing area in the changing facilities. Access to the 18,290 square metre swimming area is via a 25 metre long platform.

Catchment map

-  Surface water catchment boundary
 EA bathing water sampling location

Sampling locations close together may share a catchment



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Catchment description

The Men's Pond is fed by a series of six upstream ponds, which are in turn fed by several springs to the south of Kenwood House. The catchment is predominantly parkland consisting of woods and grassland, but also includes part of the urban area of Dartmouth Park.

Pollution management

Water quality at a bathing water is dependent upon the type and area of land (the catchment) draining to the water and the activities undertaken in that catchment.

It is the Environment Agency's role to drive improvement of water quality at bathing waters that are at risk of failing European standards. The following sections give an indication of potential sources of pollution, conditions under which they may arise and measures put in place to improve water quality.

Streams and rivers

Most of the streams that feed the ponds on the eastern side of Hampstead Heath rise within one kilometre of the bathing water and we therefore consider them in any relevant investigations.

Our investigations

Our monitoring found occasional problems with faecal pollution in this bathing water, so in 2009 we introduced a DNA tracing technique that helps us identify whether the source was human or animal. This enables us to target further investigations and to identify appropriate courses of corrective action. Following reduced water quality results in 2009 and 2010 this technique was used, however findings were inconclusive.

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Phytoplankton (microscopic algae) increase in number at certain times of the year. This process is known as a phytoplankton bloom. Blooms of phytoplankton can result in the water appearing discoloured or a foam forming on the water. Our research suggests this bathing water has a history of phytoplankton blooms, including blue-green algal blooms. If a bloom of blue-green algae is visible you are advised not to enter the water and to contact the bathing water operator.

Further information

Water Framework Directive

The Water Framework Directive (WFD) establishes a common approach to managing water within the European Community. The environmental objectives for the WFD will be delivered through the actions described in the River Basin Management Plans (RBMPs). Actions identified in the RBMPs for other improvements, also contribute to improvements in bathing water quality. The [River Basin Management Plans are published on the Environment Agency website](#)


[A glossary for this profile is available](#) on the Environment Agency website.

About this document

Written: February 2012

Next update: April 2013

All bathing water profiles will be reviewed and updated by May 2013. If you wish to [comment on the profile](#) please send us an email to bwps@environment-agency.gov.uk between 24 March and 30 September 2012.



Dear Charles,

I wish to object to the developer's application to demolish Athlone House which has been a certain landmark on the Heath throughout my life time.

Athlone House is an unassuming and modest period house and to replace it with this modern dwelling is quite inappropriate.

The proposed house is much larger than Athlone House and should not be allowed at all.

There was an undertaking to restore Athlone House by the original purchasers of the house and land. This needs to be upheld. This application of the 'new' owners is dishonest and should not be allowed to go forward.

The prospect of another new, large house and quite out of scale in this wooded and important land to Londoners and visitors is outrageous.

Please do not accept this application.

Thanking for your help in this matter.

Regards,

Mary Holroyd.

6a Belsize Park

London. NW3 4ET.

I look forward to learning that the new owners must restore the original house.

Sent from my iPad