

Please reject the inappropriate proposal for replacing Athlone House. This constitutes a breach of earlier undertakings to the Council and if allowed to proceed would set a noxious precedent. The plan would result in marring a uniquely historic London landscape. Please enforce the agreement with the owner made several years ago and save the historic house.

Yours faithfully,

Victor Schonfeld  
Beyond the Frame Ltd.  
27 Old Gloucester St.  
London WC1N 3XX  
England





Dear Sir

You will know that this is a house with many important internal and external features

Both its content and its important position overlooking the Heath and the important sites of London means that it should be retained.

In particular it is morally (and I believe legally) important that undertakings by developers to retain and restore should be honoured.

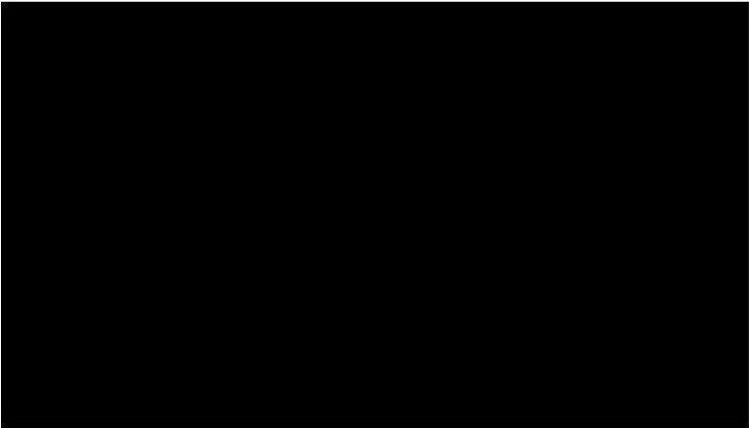
Certainly, the application plans I have seen are totally inappropriate

I therefore strongly object to this application and hope that Camden will reject.

*Stephen Panke*

President

The Highgate Society



Dear Mr Thuairé

I strongly oppose the proposed demolition of Athlone House and am outraged that it would even be considered a possibility. I enjoy the view of the House on walks on Hampstead Heath on a weekly basis and also visit it a number of times a year to enjoy the tea garden and visit art exhibitions held there. Please would you include my objection in support of rejecting the developers application.

Kind regards,  
Suzanne Roux  
Flat 1a, 22 Netherhall Gardens, NW3 5TH.



## **ATHLONE HOUSE WORKING GROUP**

Heath Winds  
Merton Lane  
London N6 6NA

10 January 2014

Development Control  
Camden Planning  
Town Hall Argyle Street  
London WC1H 8ND

Dear Sirs

### **2013/7242/P    ATHLONE HOUSE N6**

The Athlone House Working Group (AHWG) was set up in 1998 to seek the best outcome for the Athlone House site for the local community and for Hampstead Heath. Its constituent members are the Heath & Hampstead Society, the Highgate Society, the Highgate Conservation Area Advisory Committee and the Corporation of London, as guardian of the Heath, all of whom have submitted objections to the current application. AHWG worked with Camden Planning and others to develop a brief for the site, which resulted in the 2005 consented scheme. It has opposed subsequent proposals to demolish the existing house and to replace it with a large new mansion.

Members of AHWG have studied the current proposals which are in essence identical with those which Camden refused and which were dismissed on appeal in April 2011. It believes that the current application does not meet the NPPF criteria which apply to the site and has not adequately addressed the Inspector's reasons for refusing the earlier scheme. These reasons have been covered in detail in AHWG members' objections. We therefore observe that the current proposals would cause significant harm and would be damaging to the character and appearance of the Conservation Area and to the amenities of Hampstead Heath. They have a floor area significantly larger than that of the existing house, and would cause over-development and be in breach of the rules for development on Metropolitan Open Land as set down in the Court of Appeal ruling in the Garden House case. This is a critical issue which alone should be reason for Camden to refuse the application and AHWG would urge that the current application be refused.

Yours faithfully

Susan Rose, Convenor of AHWG

Another 100 people added their names to Jack Boswell's petition "[Camden Council: Save Athlone House from destruction](http://www.change.org/en-GB/petitions/camden-council-save-athlone-house-from-destruction)" -- momentum is growing.

There are now 4501 signatures on this petition. Read reasons why people are signing, and respond to Jack Boswell by clicking here:

<http://www.change.org/en-GB/petitions/camden-council-save-athlone-house-from-destruction-2/responses/new?response=094a00c26f55>

Dear Charles Thuairé, Camden Council Planning,

I am writing to urge Camden Council to reject any applications to knock down Athlone House in Highgate. Furthermore, I believe the original agreement to restore the building should be enforced.


Sincerely,

4501. Geoffrey Collins LONDON, United Kingdom  
4500. Corinne Gibbons London, United Kingdom  
4499. Trish Power London, United Kingdom  
4498. Oliver Richardson London, United Kingdom  
4497. Bernd Rossmanith London, United Kingdom  
4496. Lewis Webb London, United Kingdom  
4495. Alex sutherland London, United Kingdom  
4494. Anne Chippindale Cambridge, United Kingdom  
4493. Vaughan Matthews London, United Kingdom  
4492. Terry Foster Parham, Woodbridge, United Kingdom  
4490. Eveline Newgas London, United Kingdom  
4489. KIRSTY DYE london, United Kingdom  
4488. Nigel Cole Preston, United Kingdom  
4487. Marian Jolowicz London, United Kingdom  
4486. John Etheridge London, United Kingdom  
4485. Lewis Proudfoot London, United Kingdom  
4484. Giles MacDonogh London, United Kingdom

4483. Margot Senior London, United Kingdom  
 4482. Mark Ynys-Mon London, United Kingdom  
 4481. jack warshaw standford, headley, United Kingdom  
 4480. Claire Sutton Banbury, United Kingdom  
 4479. Renee Winegarten Edgware, United Kingdom  
 4478. Ursula Kellett London, United Kingdom  
 4477. Karen Fraser London, United Kingdom  
 4476. Janice Gooch Royal Wootton Bassett, United Kingdom  
 4475. Yvonne Shiff London, United Kingdom  
 4474. Simon Bedford-Roberts London, United Kingdom  
 4473. Peter Ward shropshire, United Kingdom  
 4472. Anne Macgeorge London, United Kingdom  
 4471. mary josephine craig , Italy  
 4470. Jean Campbell London, United Kingdom  
 4468. Lars Erik Baron von Steensen-Bach Årslev, Denmark  
 4467. Michele Golden Upper Norwood, United Kingdom  
 4466. Peggy King London, United Kingdom  
 4465. gavin graham London, United Kingdom  
 4463. Janet Fairless , Australia  
 4462. Paul Petty London, United Kingdom  
 4461. Clare Keogh , United Kingdom  
 4460. Fiona Wilson London, United Kingdom  
 4459. Nick Midgley London, United Kingdom  
 4458. Barbara Abraham LONDON, United Kingdom  
 4457. Jill Draper Nottingham, United Kingdom  
 4456. ann pollock london, United Kingdom  
 4455. Ruth Simmons London, United Kingdom  
 4453. Ruth Draper London, United Kingdom  
 4452. Charlie Siddick London, United Kingdom  
 4451. Donal MacCarthy Doncaster, United Kingdom  
 4450. Charm Hattersley Wolverhampton, United Kingdom  
 4449. Melissa Aaron London, United Kingdom  
 4448. Caroline Whitaker Silsden, United Kingdom  
 4447. Colin Hattersley Wolverhampton, United Kingdom  
 4446. Iain Evans London, United Kingdom  
 4442. Chris Bartram Walsall, United Kingdom  
 4441. lynne chazer letchworth garden city, United Kingdom  
 4439. Celine Castelino London, United Kingdom  
 4437. Viorica Feler-Morgan London,  
 4436. Robert has Wetherby, United Kingdom  
 4435. Bev Allan , Spain  
 4433. mark bagnall geneva,  
 4431. Angela Bellwood London, United Kingdom  
 4430. Anthony Astone Somerville, Massachusetts  
 4429. Ivan Shaw Hailsham, United Kingdom  
 4426. Desiree Eames London, United Kingdom  
 4425. James Johnstone London, United Kingdom  
 4424. Anne Hagen Highgate London, United Kingdom  
 4423. David Semmens St Albans, United Kingdom  
 4422. Pamela Sinyor London, United Kingdom  
 4421. Jessica Sinyor London, United Kingdom  
 4420. Beverley Chatelier London, United Kingdom  
 4419. Lawrence Simanowitz London, United Kingdom  
 4418. Sheila Smith Brighton, United Kingdom

4417. Rachel Garbett York, United Kingdom  
 4416. Ian Bowie Knebworth, United Kingdom  
 4413. Gerald Broomfield Brockenhurst, United Kingdom  
 4412. John Stone London, United Kingdom  
 4411. Anthony Wright London, United Kingdom  
 4410. Chris Foster Southgate, United Kingdom  
 4409. Alison Curry Koorlong, Australia  
 4408. elodie lenoir , France  
 4407. Hannah Bentley London, United Kingdom  
 4406. Iana pomeranzev London, United Kingdom  
 4405. Clara Tait , Australia  
 4404. Caroline Byrne Potton, United Kingdom  
 4403. Beatrice Hyams London, United Kingdom  
 4402. Erin Hitchens London, United Kingdom  
 4401. Sarah Woollven East Sussex, United Kingdom  
 4400. Ann Lyons Bath, United Kingdom  
 4399. Hilary Tailor London, United Kingdom  
 4398. Louise ROONEY London, United Kingdom  
 4397. Jane Garfield London, United Kingdom  
 4396. kai drury Nottingham, United Kingdom  
 4395. Joan Fitzgerald London, United Kingdom  
 4392. Brigitte Piroulas London NW3 IHA, United Kingdom  
 4391. Tom Lasica London, United Kingdom  
 4390. Simon McAuslane Mordington, United Kingdom  
 4388. VINCENT GRAY Highgate, United Kingdom  
 4387. Des Cohen Brighton, United Kingdom  
 4386. Mary Walker London, United Kingdom  
 4384. Simon Fairburn London, United Kingdom  
 4383. Elizabeth de Keyser London, United Kingdom





Charles Thuairé  
Case Officer  
Camden Council

Reference number 2013/7242/P

Dear Sir

I wish to oppose the destruction or demolition of Athlone House.

**I was appalled to hear that Athlone House is still under threat of demolition.**

The present owners/developers made a clear undertaking that the house was going to be restored by them.

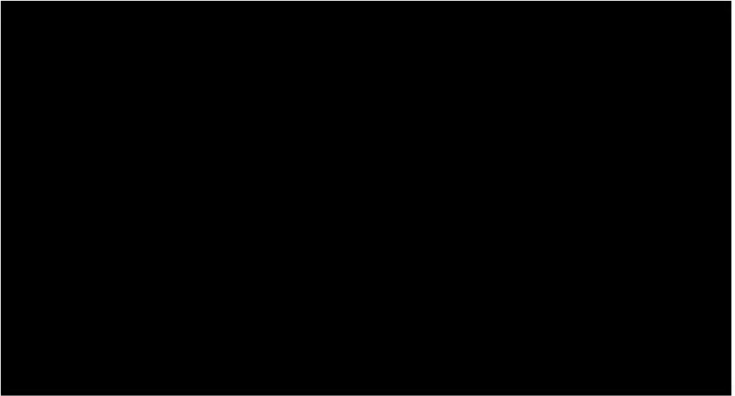
We cannot understand why these developers have not completed their side of the contract.

Athlone house is one of the areas most important landmark architecturally interesting buildings and very much part of our heritage.

We hope you will oppose the permission to erect a new houses and enforce the restoration of Athlone House.

Yours truly,

Mr. Michael Robinson



Dear Mr Thuairé

I would like to protest in the strongest terms against the application to demolish and rebuild Athlone House. It is outrageous that developers should be enabled to flout planning conditions in this way and approval would create an appalling precedent. If the house is in poor condition, that is the fault of the developer, who should not be allowed to profit from letting it fall into decay. Athlone House is a historic part of the Heath and its views, and to replace it with a pastiche modern house would be to betray the views of the vast majority of Camden residents.

Yours sincerely

Beth Noakes  
79 Lawn Road  
London NW3 2XB

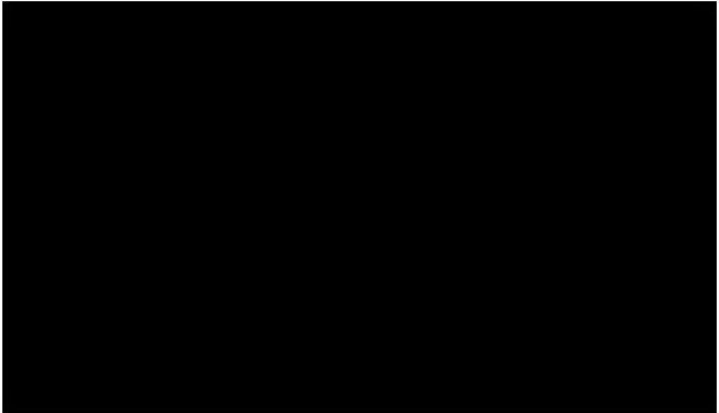
Dear Sir

I wish to protest at the proposal to demolish Athlone House. All around us in London there is destruction of amazingly beautiful old public houses, shop fronts and dwellings. The loss of the buildings erodes history and the spirit of our great city. Areas we have known and loved and their atmosphere are now unrecognisable as great soulless blocks of flats and offices replace these national treasures. Athlone House is unique in it's beauty. One wonders how the current owners do not appreciate this. It cannot be replaced. It could be restored and those who purchased it should be responsible for this. Such a building should have been protected not allowed to fall into neglect. Structures of this magnitude are part of the future heritage for others to enjoy. Again may we remind ourselves we cannot build such a house today only some thing wholly different and progress is not always in every ones best interests. It should be as far as possible, and allowing this property to be destroyed will favour few,

Kenwood and the Heath and Highgate are beautiful and exceptional in transmitting the history of a more tranquil age. Athlone House is part of that. Many people from all over the world as well as those from every where here, find themselves restored by the timeless beauty of Kenwood undisturbed for aeons. The bigger picture is that thousands of us want it to stay like that. It is all loved very much. Please protect Athlone House and other such places before we have finally destroyed irretrievably more than just buildings. I know you will consider the many petitions you have received and please may I respectfully request you consider mine too.

Thank you very much indeed

Yours faithfully Janet M Chapman



Dear Mr Thuair:

I am writing to register my objection to the plans to demolish Athlone House in contravention of the original agreement in 2005 which allowed planning permission for flats on the site, on condition that the house was restored.

Yours sincerely  
Imogen Barford



Dear Sir,

Please excuse my late objection to the demolition of this property, it is an iconic victorian landmark on the Highgate skyline which would be sadly missed.

You should not allow our heritage to be destroyed which can never be replaced.

I understand that your Council gave permission for certain development subject to the house being preserved, if this is true it would make a mockery of the planning laws if you do not enforce this condition.

Yours faithfully,

David Rapson,

108, Oslo Court, Prince Albert Road, NW87EP.



Attn. Charles Thuale / Planning Department. Re Planning Application 2013/7242/P

Dear Charles,

I am writing to urge Camden Council to reject any applications to knock down Athlone House in Highgate.

Furthermore, I believe the original agreement to restore the building should be enforced. It is an historically significant building and it is the responsibility of the Council to ensure that it is preserved for future generations as an integral part of the hampstead Heath Landscape.

Sincerely,

David Spencer



Dear Charles,

As a further submission from the Highgate Society, we attach a note which underlines the historical important of the house as a heritage asset, in order to reinforce the case that it should not be demolished.

Regards

Michael Hammerson  
The Highgate Society

ATHLONE HOUSE; (RIGHTLY KNOWN AS CAEN WOOD TOWERS). A NOTE OF ITS HISTORICAL IMPORTANCE



## CAEN WOOD TOWERS,

HIGHGATE, MIDDLESEX.—BROOKE.

THIS beautiful edifice, built on the site of the Fitzroy Farm and Dufferin Lodge, (the late residence of Lord Dufferin,) has been recently erected by its present proprietor, Mr. Edward Brooke. The house is of a highly ornamented character throughout, and the interior especially is richly decorated with carving. The ante-hall is laid with black and white marble, and the chimney-pieces here and in other rooms are richly carved from designs by the architects. "The ceilings of the dining-rooms, the halls, the morning room, and library are of panelled wainscot, moulded and carved, with an elaborately-carved chimney-piece in the dining-room, also of wainscot, worked up to the ceiling. On either side of the dining-room chimney-piece are windows looking into a fernery, with fountains. The upper portion of the windows above the transome is fitted with stained glass of a geometrical pattern. The staircase windows are filled with stained glass; the large one with the armorial bearings of the Brooke family for eighteen generations; the side lights with subjects from Tennyson's poems." In the windows of the billiard-room are representations of various out-door sports and pastimes, as hunting, cricket, archery, etc., also in stained glass.

"The morning room is lined with old Cordova leather, brought from Antwerp, which was put up in a mansion there when Antwerp was under Spanish rule; it is in a fine state of preservation. The ceiling of this room is decorated to agree with the leather, the upper portions of the windows being fitted with designs of the seasons; the frieze of the cornice having heads modelled from Scriptural subjects."

Highgate, in such near proximity to the city of London, is rich in historical associations, and especially has it been, for many generations, the retreat of literary men.



This print of the house as originally constructed was published in 1878. The description below dates from the same period and makes clear the impression made by the construction of this house and the importance of its contribution to Highgate.

What is less well known is the way on which the house and its successive owners illustrate a very important period in English social and economic history. This together with its architectural history makes it eminently worthy of listing.

Caen Wood Towers was built at the request of Edward Brooke, a leading chemist and industrialist in 1872. The principal architect involved in its design was Edward Salomans, whose career illustrates the new fluidity in late Victorian society which allowed talented individuals to rise to the top in their chosen field. Salomans was Jewish but overcame any prejudice to become acknowledged as a leading architect first in his native Manchester and later in London and overseas. He was also a noted water colour artist whose paintings, often of scenes in French provincial towns come up regularly for auction. In Manchester he made his name largely by designing commercial buildings and also the Manchester Reform Club (1869) and a series of communal buildings, the Manchester Reform Synagogue (1857-8, the Manchester Jews School (1868-9) and the Spanish and Portuguese Synagogue (1873-4,) grade II listed, now the Manchester Jewish Museum.

He was also an enthusiastic member of intellectual and artistic circles in his native city being involved in founding the Manchester Society of Arts (president on two occasions) and with such institutions as the Royal Manchester Institution and the Manchester School of Art. He was also a member of the council of the RIBA (fellow from 1860) and exhibited both building plans and his paintings at the Royal Academy.

His work in the London area was similarly distinguished including his collaboration with Nathan Joseph Solomons, his assistant and pupil, on the New West End or Bayswater Synagogue (1862-3), now grade I listed and described by English Heritage as 'the architectural high-water mark of Anglo-Jewish architecture.' In London he also set up a partnership with John Philpot Jones, a well-known Irish architect. The initial design of Caen Wood Towers may have been a joint work although Jones died before the work was finished. The plans were published in *The Builder* in 1872. This house marks a new departure for Salomans and belongs to the most fruitful years of his career. He designed a number of smaller villas and houses mostly in the north of England of which the best surviving example is his own house, the Gables, in Hope Road, Victoria Park, an early gated development of houses for the wealthy middle classes. He also designed Alvaston Hall near Nantwich, for Arthur Knowles, now much altered as a hotel and country club, but originally one of the centres of Cheshire social life. The only surviving example of his work in any way comparable to Caen Wood Towers (as the house is rightly called) is the Domaine de Françon in Biarritz built by Salomans and his partner, also a former pupil, Ralph Wornum in 1878 for John Pennington-Miller, a cotton magnate as a holiday home. This house had grand reception rooms and some notable stained glass, features also to be found at Caen Wood Towers and at one time at Alvaston Hall. It is a protected heritage property under French law.

It is notable that Saloman's clients were drawn predominantly from the new rising class of wealthy industrialists. Houses for this level of society are rare in London and in fact in the South East as a whole. The largest houses for the most imprtnat and wealthy business men of the late Victorian age are to be found as might be expected either near the Welsh coal fields and metal works or in the north of England. Cragside (Armstrong of Vickers Armstrong ) is in Northumberland. Cyfartha Castle near Methryr Tydfil is the largest house built for an industrialist in Wales . Both are grade I listed reflecting the importance of houses of this type in industrial areas. More comparable perhaps in size to Caen Wood Towers is Hendrefolian House in Swansea built in 1855 for Lewis LLewllyn Dillowyn but now sadly like Caen Wood Towers in great need of restoration .

John Philpot Jones, his collaborator to some extent on the desing of the house, worked extensively in his native Cork and was also responsible for the Cathedral of St John the Baptist in St John's Newfoundland, by far the mostmagnificent building in what was a remote colony at the time of its building 1831-55.

Caen Wood Towers is not only the work of two distinguished architects of their time, both of whom were very well regarded by their contemporaries but is an example of a type of house that is very rare indeed in London; a house built for a wealthy family but one with a background in 'trade' ((in Victorian terms) and with no pretensions to nobility. It reflects the taste of the most progressive section of Victorian society needing both to display their wealth and taste to their guests and also to enjoy all the improvements in design and home comforts (plumbing, lighting , heating) recently made available.



An early photograph of the Domaine de Françon; note the tower, a feature also to be seen at Caen Wood Towers.

The owners of the house.

The first owner, Edward Brooke was prominent in local public life as a JP. He was a very important figure in the early days of the chemical industry acquiring the works at Greenford of the pioneer of chemical dyestuffs in England, William Perkin. Brooke's own business was based at Hackney Wick where his company, Brooke, Simpson and Spiller produced aniline dyes. The combined company of Perkin and Brooke was not a great success but this company provided the only source in England of competition to German companies in the same field. This house built in 1872 reflected in its opulence the way in which an industrialist could adopt the same life style as the aristocrats like the earl of Mansfield who had set up their homes in the same area in the eighteenth and early nineteenth centuries.

Brooke sold the house in 1885 to Francis Reckitt. Reckitt was a member of a notable Quaker family from Hull with a distinguished record as philanthropists. Their wealth came from the business of making starch for laundry originally in Hull from 1840 and later also laundry blue from 1852. The firm added other products including all kinds of polishes, one being black lead essential for the numerous grates of Victorian houses. Some of the success of the firm was due to its employment at an early date of chemists to test its products with as many as 16 employed in the polis works at Chiswick by 1914. Francis followed his father into the company in 1862 and by the end of the century offices had been opened in London and New York. The company eventually amalgamated with that of Colman's of Norwich, a 'household name' for the provision of mustard powder among other things.

About 1900 the house was sold to yet another successful entrepreneur. This was Sir Francis Cory-Wright Bart. the director of a coal importing and shipping firm. Cory-Wright was deeply involved in local affairs in Highgate. He campaigned to save Church Bottom Wood for the public and saw it renamed as Queen's Wood, still a valued local amenity. He was one of the principal donors to the campaign to secure Alexandra Palace for the benefit of the people of North London after the fire shortly after its opening, supporting the work of Henry Burt. It was for these public work that he was made a Baronet in 1903.

Cory-Wright also held office as a JP, and as Chairman of the Hornsey Local Board, its successor the Hornsey District Council, and as an Alderman and High Sheriff of Middlesex. In Highgate itself he was the distinguished president of the Highgate Horticultural Society and the more specialist Highgate Chrysanthemum Society.

In all this activity he showed himself to be a prominent and public-spirited member of local society with Caen Wood Towers and its grounds playing its part as a site for flower shows, fêtes and galas for local groups and fund-raising activities.

On his death in 1909 Cory-Wright was interred in a mausoleum in Highgate Cemetery now listed at Grade II because of its high architectural quality and retaining its original bronze doors, stained glass and marble sarcophagus.

The house was then briefly in the ownership of one Thomas Frame Thompson, a civil engineer, who died in a shooting accident In the First World War like many large houses it became an auxiliary hospital, known as the American Hospital for English Soldiers directed by Surgeon C. W. R. Mcfaden of the St John's Ambulance brigade. At the end of the war in c. 1919 it came into the possession of Sir Robert Waley-Cohen who lived in the house until 1942. Waley-Cohen was an even more distinguished entrepreneur than his predecessors. He joined the Samuel brother in the Shell Transport and Trading Company in 1901 and was one of the instigators in its transformation into the Shell Corporation, the petro-chemical giant of today. He not only organised the successful links with the Royal Dutch company but also put in hand research into the chemical composition of petrol.. This led directly to an appreciation of the value of crude oil produced in Borneo. The research into the calorific value of this fuel was also crucial to the first crossing of the Atlantic by air by Alcock and Whitten-Brown.

His service to the government as adviser on the supply of petrol to the armed forces was recognised by the award of a knighthood (KBE) in 1920. He was also very prominent in the affairs of the Jewish community in England and was president of the United Synagogue, the principal Jewish religious organisation of the day. He retired from active involvement in the oil industry in 1928 and for a time pursued business interests in Africa. Although ostensibly retired he remained a key player in public life. The anti- Nazi group known as Focus , founded in 1936, was put on a firm footing by funds raised by Waley-Cohen at a dinner at Caen Wood Towers in July of that year. Meanwhile the house continued to be a social centre for Highgate and was considerably embellished by new garden designs by Gertrude Jekyll

After war broke out, Caen Wood Towers was requisitioned by the Government in 1942 for use by the RAF. Waley-Cohen did not leave Highgate but lived at Southampton Lodge in Fitzroy Park where he died in 1952.

Caen Wood Towers and the RAF..

Until relatively recently it was thought that the house was used for injured officers, much as it had been in the earlier conflict. But this was a cover for its real use as one of the bases for SIGINT during the war. Its particular purpose was as the base for training courses for air crew in 'evasion and escaping'. The crews of planes shot down over enemy territory often landed safely by parachute and it was vital that as many as possible of these highly -trained men should not be captured as prisoners of war but should evade capture and make their way to neutral territory from which they could return to the UK . An elaborate and well-thought out collection of equipment was provided for air crew before they flew a mission and this was supplemented with lectures and classes at Caen Wood Towers from 1942. The courses were originally provided at Harrow but moved to Caen Wood when this operation came under the control of MI9. The system was extended to cover air crew in Far Eastern areas as the war progressed. Other aspects of signal Intelligence were also involved but these courses were of great importance and undoubtedly helped many aircrew make their way back to the UK the help of heroic members of continental Resistance movements back to the UK. It is notable that this school was set up in early 1942 at a time when the loss of aircrew was causing

anxiety to the RAF. The service could not easily bear the loss to a POW camp for the duration of inspirational individuals like Douglas Bader who was downed in August 1941.

After the war was over the house became a specialist unit of the Middlesex Hospital involved in rehabilitation and specialist geriatric care, in which the hospital was a pioneer.

The house, therefore, has played an important role in many aspects of British life and also the life of Highgate.. Its connection with leading industrialists is notable and relates to areas of national life not often reflected in the stately homes, more often connected with the nobility. It is also clear that the owners of the house have been fully engaged in the life of the locality as well as giving public service on a wider scale. The variety and value of the lives of those who lived or worked in this building can be matched by few other buildings in the London area. All this as well as the nature of the building itself provides a strong rationale for its restoration.

Dear Mr Thuaire

I am writing to you to express my strong objection to the proposed application to demolish Athlone House, which contradicts the agreements made previously with the residents/voters of Camden and Camden Council.

Planning permission was originally granted by the Camden Council planning department in 2005 on the clear understanding that development of the adjoining land would be allowed if the developer restored Athlone House. THAT WAS THE AGREEMENT.

As the original developer has now sold on the house, the new owner takes on the responsibilities agreed in the 2005 contracts. Caveat emptor. If the original or current owner has wilfully let the condition of the building deteriorate then Camden Council has a duty to see that the structure is restored.

If the residents of Camden had known that the developer was going to renege on his promise to restore the house THEY WOULD NOT HAVE ALLOWED PLANNING PERMISSION FOR THE 2 ADJOINING BUILDINGS TO GO AHEAD.

Camden Council's monitoring of this affair has left a lot to be desired.

I refer you to the Highgate Society Petition to Save Athlone House which will show you the strength of opinion on this subject and urge the planning officer to recommend a rejection of the application to demolish Athlone House when Ref 2013/7242p comes before the planning committee.

I am sending a copy of this email to my Camden Councillor.

Yours sincerely

Ian Dovell



**Charles Thuaire**


**2013/7242/P Athlone House**

I oppose the destruction of Athlone House and believe the thought of it alone is tragic and the reality of it occurring would be akin to selling the family jewels in regards to our and future generations heritage. A beautiful building such as Athlone House should be preserved and celebrated. To construct anything else would be to willfully construct a blot on the landscape. Please don't be a party to this and be known as the ones who destroyed a magnificent part of British heritage on their watch.

As a visitor to the area, I was quite alarm to know that the suggestion of Athlone House's destruction could even be conceived. Some things and places are far more valuable than we realise and I hope that this great potential loss will never manifest and appeal to you to save a very special place that is inextricably linked to the area, its community and British Heritage.

Yours sincerely

Karen Williams




If you want London to continue to be attractive and to attract tourists for God's sake stop the sanctioning of destruction of its glories such as Athlone House, Highgate.

I would have thought this obvious to all.

Sybil Hunot





Ref> 2013/7242/P Athlone House and its proposed Demolition

Please register my objection to this proposal. I have lived in North London since 1973. I have been a very frequent visitor to Kenwood House and Estate and Hampstead Heath. Athlone House has been always an important feature of the Eastern sightline : it has also its own history in terms of occupancy and ownership. It is a matter of deep concern to many people that the developers of the site have not been held to account to meet the terms of their permission to build flats. Doubtless Camden Town Council will see fit to do its duty by local residents and many others who have the history and amenities of North London at heart. P.W.Davis FRCS., 17 Northcliffe Drive, Totteridge, N20 8JX



AMS

## Defending Historic Buildings

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES, KG KT

ST ANN'S VESTRY HALL, 2 CHURCH ENTRY, LONDON EC4V 5HB Tel: 020 7236 3934

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

10 January 2014

Dear Mr Thuaire

**Athlone House, Hampstead Lane, London, N6 4RU, Ref 2013/7242/P**

The Ancient Monuments Society (AMS) objects to the demolition of Athlone House.

We have looked at the documents available on your website. English Heritage's recent consultation response (Ref P00306650) includes an assessment of the significance of Edward Salomons and John Philpot Jones's building of 1871. Further detail is included in the Victorian Society's letter of objection of 29 November. We do not propose to repeat these assessments in full here but, in summary, fully agree that the building is of high architectural and historic merit and endorse the view that Athlone House makes a "clear and positive contribution" to the Highgate Conservation Area. We also agree with English Heritage that the demolition of the building would cause substantial harm to the Highgate Conservation Area and that the proposed development would neither preserve nor enhance its character and appearance.

We note that in 2007 permission was granted for the development of three blocks of flats on the grounds of Athlone House subject to a S106 agreement requiring work to begin on the restoration of the historic house. The AMS is deeply disappointed that this work was never carried out and that an application was subsequently put in for the total demolition of the building. We agree with English Heritage that your authority should consider whether this constitutes 'deliberate neglect' as defined in Paragraph 130 of the NPPF. It is also our view that Paragraphs 130-133 of the National Planning Policy Framework (NPPF) apply in this case.

It is clear from the volume of objections submitted to date that the local community values Athlone House, both as a heritage asset in its own right and as an attractive and distinctive feature of the Highgate Conservation Area. We believe that conserving the building would reinforce the community's sense of pride and identity and enhance the local area's environmental and social sustainability. We therefore urge you to refuse this application.

Please let us know the decision on this application in accordance with the direction in Annex A of ODPM Circular 09/2005 (DCMS 01/2005). If our comments are referred to in any committee report

or document supporting a delegated decision then we should be pleased to see a copy of such report or document.

Yours sincerely

Lucie Carayon  
Casework Secretary

Please reply to [office@ancientmonumentsociety.org.uk](mailto:office@ancientmonumentsociety.org.uk)  
Telephone: 020 7236 3934



Dear Sir,

I write to protest at the proposed replacing of Athlone House with a larger new house. This will be intrusive onto views of and from Hampstead Heath, one of the most important recreational areas in London. I am not much of a fan of the architecture of Athlone House, but the proposed mansion looks to be large and hideous and would be quite out of place.

In addition, any development that does not retain the original building goes against the agreements made when the development of flats on the site was agreed. The developers have already made their profit: now they must fulfill their bargain. Any change from this would set a dangerous precedent both for this developer and others.

I should add that I do not have any financial interest in this matter.

I do not own property in the area. My concerns are purely as one who enjoys the Heath; is aware how precious it is as an asset to all Londoners and has some understanding of how much money there is to be made by greedy developers who try to renege on agreements already freely entered into.

Yours faithfully,

J A Rogers