



Dear Sir

As a resident living close to Hampstead Heath and visiting it most weekends, I am writing to express my opposition to the application which is being made to demolish Athlone House.

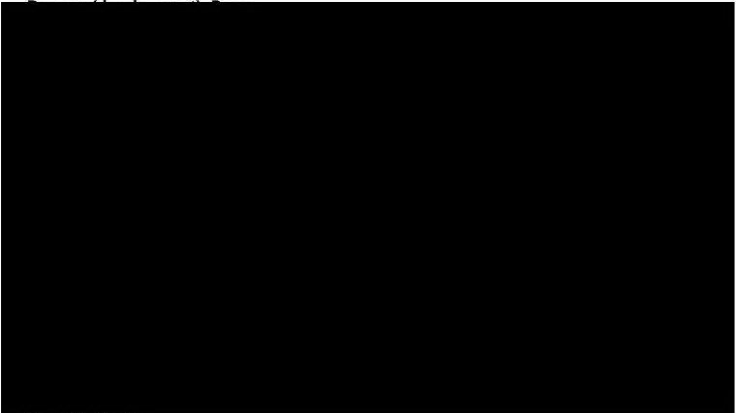
The house is an imposing, elegant building, commanding a fine position overlooking the Heath. It enhances the character of that side of the Heath. Its destruction, and replacement by a modern, much larger building, would severely damage the beauty of that corner.

I understand that it was a condition of planning permission being granted several years ago for new flats next to Athlone House that the house should be restored. Why is it that an application to demolish the house could possibly be allowed to succeed?

I trust that the interests of tens of thousands of visitors to Kenwood and to Hampstead Heath every year will be put before the financial interests of developers, and that the body hearing the developers' appeal will act to preserve a priceless part of London for posterity.

Yours faithfully

Dr Ana Stuttard
154 Victoria Road
London N22 7XQ



Dear Mr. Thuaire,

as a local resident I am concerned about the news that there are plans to demolish Athlone House to build a new structure in the Heath.

As far as I understand Athlone house was sold in conjunction with another property for flat developments subject to the condition that Athlone House be restored.

I do not understand how it can be acceptable that the developers renege on their obligation and sell the house without imposing the same obligation on the subsequent buyer.

I therefore object to the application to demolish Athlone House.

Yours sincerely,
Patricia Cabredo Hofherr

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Patricia Cabredo Hofherr
Chargée de recherche CNRS UMR 7023 SFL / Université Paris 8 <http://www.umr7023.cnrs.fr/-Cabredo-Hofherr-Patricia-.html>

250 more people just signed Jack Boswell's petition "[Camden Council: Save Athlone House from destruction](#)" that has you designated as a target.

There are now 4250 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 Thuaire, 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,

4250. Lucy McLean London, United Kingdom
4249. Helen Drake London, United Kingdom
4248. Maureen Laing London, United Kingdom
4247. Martina Panter , Germany
4245. Hratch Kouyoumjian London, United Kingdom
4244. Rachael Henry London, United Kingdom
4242. Philip Ient Redhill, United Kingdom
4241. Jackie Howard Canterbury, United Kingdom
4240. Rosa Rubner London, United Kingdom
4239. Sarah Evans Tonbridge, United Kingdom
4238. Georgina Worthington London, United Kingdom
4237. Pete Eiseman-Renyard East Finchley, United Kingdom
4236. Tim Knowles , Japan
4234. Su Thomas Goldsboro, North Carolina
4230. Alice Bevan Wells, United Kingdom
4229. Hellie Hood Twickenham, United Kingdom
4228. clive merredew london, United Kingdom

4227. Mavis Clem s on London, United Kingdom
4226. Ann Sadler-Forster London, United Kingdom
4225. Michael kentish London, United Kingdom
4224. Amanda Michalia London, United Kingdom
4223. Melanie Weaver London, United Kingdom
4222. chloe milburn london, United Kingdom
4221. Mabel Sumner London, United Kingdom
4219. Gus Ormond London, United Kingdom
4218. Julia Hines London, United Kingdom
4217. Barbara Guiney London, United Kingdom
4216. Robyn Gladwin Dumfries, United Kingdom
4215. Jonathan Sebire London, United Kingdom
4214. Catherine Dobson London, United Kingdom
4213. rashad manna London, United Kingdom
4212. Cornelia Oppenheimer London, United Kingdom
4211. Shoushan Kouyoumjian London, United Kingdom
4210. Allyson Abel London, United Kingdom
4209. Claudia Abram London, United Kingdom
4208. Catherine Monaghan London, United Kingdom
4206. Rebecca Ormond London, United Kingdom
4203. Elizabeth Pires London, United Kingdom
4202. Chris Marshall London, United Kingdom
4201. Robert Hradsky London, United Kingdom
4200. terry hodgkinson london nw5 2hg, United Kingdom
4199. Rosemary hudson London, United Kingdom, United Kingdom
4198. Julie Rances London, United Kingdom
4197. Gabriel Barrett Derby, United Kingdom
4196. Dennis Rodwell Melrose, United Kingdom
4195. Paul Croft Lincoln, United Kingdom
4194. Clare Turner New York, New York
4192. Ian Marvin Saffron Walden, United Kingdom
4191. Penelope Faith London, United Kingdom
4189. James Hitchon Newbury, United Kingdom
4188. Helen Manning London, United Kingdom
4187. Liz Wansbrough Abdi , France
4186. Niall Hammond Barnard Castle, United Kingdom
4184. Sally Basker Devizes, United Kingdom
4183. Barbara Woodhead London, United Kingdom
4182. Marina Young London, United Kingdom
4181. Guy Palaitis London, United Kingdom
4180. Rebecca caines London, United Kingdom
4179. Susan Vinson London, United Kingdom
4178. Sue Lamble London, United Kingdom
4177. David Woodhead London, United Kingdom
4176. Aceil Haddad seven kings, United Kingdom
4175. Penny Jones London, United Kingdom
4174. Stephanie Bird Brighton, United Kingdom
4173. Pia de Keyser London, United Kingdom
4172. Richard Hoskins Guildford, Ireland
4171. Miriam Drori Jerusalem, Israel
4170. Gillian Downs Leek, Staffordshire, United Kingdom
4169. Susan Buchanan London, United Kingdom
4168. kent morrison auckland,
4167. Michael Downs Leek, United Kingdom

4166. Alison Steadman London, United Kingdom
4165. David Cant Halifax, United Kingdom
4164. Frances Blane London, United Kingdom
4162. Stephen Gort Stockport, United Kingdom
4161. Emma Dwyer London, United Kingdom
4160. Aileen Reid London, United Kingdom
4159. Steve Tyrrell Epsom, United Kingdom
4158. Rob Kinchin-Smith Banbury, United Kingdom
4157. Alan Philps London, United Kingdom
4155. Sarah Tash London, United Kingdom
4154. Sarah Philps MBE London, United Kingdom
4153. ben lethbridge london, United Kingdom
4151. Biba Kang London, United Kingdom
4150. Margaret Rooke London, United Kingdom
4149. Caroline Johnson-Marshall London, United Kingdom
4149. Catharine Perry London, United Kingdom
4148. Louise Prince London, United Kingdom
4147. Jack Thomas London, United Kingdom
4146. ollie Grove london, United Kingdom
4145. John Wray London, United Kingdom
4143. Alicia Kirby london, United Kingdom
4142. Ava Felsenstein , Germany
4140. richard adams london, United Kingdom
4138. Sean Boyle London, United Kingdom
4136. Mike Rawlings London, United Kingdom
4135. john welch london, United Kingdom
4134. Peter Hornsby London, United Kingdom
4133. Tim Crowe Bristol, United Kingdom
4131. Sarah Chapman London, United Kingdom
4130. Brian Crowe Marlborough, United Kingdom
4129. Alan Seymour London, United Kingdom
4128. Pat Ruddock Cardiff, United Kingdom
4127. Owen Rees Beeston, United Kingdom
4126. Rick Bullers , Australia
4123. Max Trotter London, United Kingdom
4122. Rachel Boulton London, United Kingdom
4121. Alastair Cunningham London, United Kingdom
4120. Frances Maria Peacock Northampton, United Kingdom
4119. Virginia Hanley Sheerness, United Kingdom
4118. Emil Tschopp London, United Kingdom
4117. Katherine Cook Joshua Tree, California
4115. Ian Sturrock London, United Kingdom
4114. Paul Grinke London, United Kingdom
4112. Stella Wong London, United Kingdom
4111. Dave Medhurst London, United Kingdom
4110. janet balmforth london, United Kingdom
4109. Michelle McRoberts Orange, California
4108. Chris Achilleos Stevenage, United Kingdom
4107. Kathryn Price Callington, United Kingdom
4106. Louis Curtis Abbots Langley, United Kingdom
4105. Maureen Ballantyne Thirsk North Yorkshire, United Kingdom
4104. Tony Wake Muswell Hill, United Kingdom
4103. Mischa Rocklin London, United Kingdom
4102. David Willett Little Hadham, United Kingdom

4101. John Anstey Annan, United Kingdom
4100. John Thorp London, United Kingdom
4099. Susan Winchcombe-Suggett Highgate, United Kingdom
4098. P A London, United Kingdom
4097. Ruth Sullivan London, United Kingdom
4096. Peter Hamel London, United Kingdom
4095. Philip Dangerfield Teynham, Sittingbourne, United Kingdom
4094. Amanda Armstrong London, United Kingdom
4093. Christie Arno Newland, United Kingdom
4092. Kenneth Ferguson Edinburgh, United Kingdom
4091. Andrew Shepherd London, United Kingdom
4089. Anne Hornsby London, United Kingdom
4088. Daniel Still Exeter, United Kingdom
4084. Gregory Richardson London, United Kingdom
4083. Andrew Glendinning London, United Kingdom
4082. Lucas Raschke LONDON, Myanmar
4081. Hella Schrader London, United Kingdom
4080. Sean Brennan Leighton Buzzard, United Kingdom
4079. Jakub Lukasiewicz London, United Kingdom
4078. Caroline Herbert Nomansland, United Kingdom
4077. Rebecca Lowe Toronto, Canada
4076. alberto amaya Bogotá DC, Colombia
4074. Don Procter Toronto, Canada
4073. Beverly Dalys Toronto, Canada
4072. Katie Barber Cleveland, Tennessee
4071. Gillian Gould London, United Kingdom
4070. Ann Jungman London, United Kingdom
4069. Vicky Southern London, United Kingdom
4068. Michael Penn Woodbridge, United Kingdom
4066. Peter Kohl London, United Kingdom
4065. Pam Cooklin London, United Kingdom
4064. Tracey Halls London, United Kingdom
4063. Jonathan Gardiner Vancouver, Canada
4062. Clive Raymond London, United Kingdom
4061. Susan Noseworthy Oakville, Ontario, Canada
4060. Debbie Martin London, United Kingdom
4059. Jess Maslen Tavistock, Devon, United Kingdom
4058. Margaret Hughes London, United Kingdom
4057. emily spandley Ventnor, United Kingdom
4056. Jocelyn Noble-Gresty Radlett, United Kingdom
4055. Harris Watts London, United Kingdom
4053. Susanna Taylor caister on sea, United Kingdom
4052. Deborah Sherry London, United Kingdom
4051. Kim Ormsby Rickmansworth, United Kingdom
4050. Christine Gent Highgate, United Kingdom
4049. Angela Cox London, United Kingdom
4048. Cynthia Curran London, United Kingdom
4046. justine pinnegar london, United Kingdom
4045. David Barnett London, United Kingdom
4044. Jean GLENDINNING Oxford, United Kingdom
4043. Stephen James London, United Kingdom
4042. Henry Edwards northwood, United Kingdom
4040. Julia Little Guildford, United Kingdom
4039. Philip Lackmaker London, United Kingdom

4038. Elizabeth Hill , United Kingdom
4037. Paul Lindsay London, United Kingdom
4036. Monika Wray London, United Kingdom
4035. Jeremy Clynes London, United Kingdom
4032. Nicholas Colman London, United Kingdom
4031. Alan Anderson Toronto, Canada
4030. Ruth Attridge London, United Kingdom
4029. susan brown london, United Kingdom
4028. David Meanwell Sutton, United Kingdom
4027. Stanford Bourne London, United Kingdom
4026. Oliver Dykes London, United Kingdom
4025. Sarah Bowerman London, United Kingdom
4024. Hannelore Kober , Germany
4023. kate pestell London, United Kingdom
4021. Marjorie Harris London, United Kingdom
4019. susan ryan watford, United Kingdom
4018. Katherine McCormick Egham, United Kingdom
4017. Geraldine Wallace PENZANCE, United Kingdom
4016. Libby Ayres London, United Kingdom
4015. Stephan Conaway London, United Kingdom
4014. Kevin Ayres London, United Kingdom
4013. Hilary L Petersfield, United Kingdom
4012. Adrian de Froment London, United Kingdom
4011. Chris Greer London, United Kingdom
4010. Adam Rose London, United Kingdom
4009. Michael Bullock Bridlington, United Kingdom
4008. Jessica Lubin London, United Kingdom
4007. Mary Whiting London, United Kingdom
4005. Richard Jones London, United Kingdom
4004. D V London, United Kingdom
4003. J Langran London, United Kingdom
4002. Roger Cook Deal, United Kingdom
4001. Aileen Mead St Albans, United Kingdom
4000. Olivia Timbs London, United Kingdom
3999. Casey Thomas London, United Kingdom
3998. David Thomas Northwood, United Kingdom
3997. barry stilwell london, United Kingdom
3996. Jill Salmon London, United Kingdom
3995. Kelly Caldwell Asheville, North Carolina
3994. Philip Hubert , United Kingdom
3993. Maciej Szwarc Warsaw,
3992. Lesley Forrester , Spain
3991. Karen Hook Bishops Stortford, United Kingdom
3990. Gladys Flores Ore Lima Peru, Peru
3989. Raj Gidda London, United Kingdom
3988. angela travis lexington, North Carolina
3987. David Duncan London, United Kingdom
3986. Mireille Altman Wembley, United Kingdom
3985. Grant Cathro London, United Kingdom
3984. Uli Lenart London, United Kingdom
3981. Charlotte Hardman London, United Kingdom
3980. Mateusz Rybicki Wroclaw,
3979. Sheila Mutkin London, United Kingdom
3978. Marco Zaccagnini London, United Kingdom

3977. T W Leeds, United Kingdom
3976. Janine Griffis London, United Kingdom
3975. Elisabeth Bristow London, United Kingdom
3974. Greg Robinson London, United Kingdom
3973. lily mohsen london, United Kingdom
3972. Andy Fellows Leeds, United Kingdom
3970. Gerald Neylan Islington, United Kingdom
3968. Elizabeth Lawrence London, United Kingdom
3967. jenny bullis London, United Kingdom
3966. Derek CHANDLER LONDON, United Kingdom
3965. John & Amanda Malpass London, United Kingdom
3964. james birch london, United Kingdom
3964. Hans SMITH London, United Kingdom
3961. kevin hickson leeds, United Kingdom
3960. Martina Western London, United Kingdom
3959. erol yildiz london, United Kingdom
3958. william lee london, United Kingdom

To the Officer in charge of Athlone House application,

I believe that the demolition of the current Athlone House and construction of a new mansion does not comply with the Government, London or Camden policies regarding the additional carbon emissions caused by demolition and the consequential loss of embodied energy. See refs below as they capture the support of the NPPF, the London Plan and Camdens policies to reduce carbon emissions. This is increasingly vital as we start to feel the effects of climate change but the submissions for Athlone imply that the construction would greatly increase carbon emissions - undermining Camdens aspirations to reduce it.

The NPPF clearly supports the conversion of existing buildings

NPPF Core Planning Principle 17: "..... support the transition to a low carbon future in a changing climate, encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources

NPPF para 10 "93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development."

This is interpreted in the London Plan as

London Plan Chapter 5 London's Response to Climate Change

"5.2 A **Energy hierarchy** The Mayor's approach to reducing carbon dioxide emissions in the built environment. The first step is to reduce energy demand (be lean), the second step is to supply energy efficiently (be clean) and the third step is use renewable energy (be green)."

And there is practical advice:

"5.25 Design features such as green roofs (see Policy 5.11) can enhance biodiversity, absorb rainfall, improve the performance of the building, reduce the urban heat island effect and improve the appearance of a development. Use of appropriate materials is also key, and where practicable those with a high embodied energy (see Glossary) should be avoided.

(from Glossary): Embodied energy is the amount of resources consumed to produce a material. Production includes the growing or mining and processing of the natural resources and the manufacturing, transport and delivery of the material.

The Athlone submission has no calculations of the embodied energy that will necessarily be in excess of that required for the refurbishment that was previously agreed - so no way of supporting compliance with these policies.

Camden interprets the advice from NPPF and the London Plan where demolitions are proposed thus:

Camden Development Policies 2010-2025

"DP 22.6 The construction and occupation of buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retro-fitting buildings should always be strongly considered before demolition is proposed. All proposals for demolition and reconstruction should be fully justified in terms of the use of resources and energy, and the energy and water efficiency of the existing and proposed buildings.

24.9 The re-use of existing buildings preserves the 'embodied' energy expended in their original construction, minimises construction waste and reduces the use of new materials.

Camden had a target for carbon reductions from a report 'CO2 by 2020' by Carbon Descent in Sept 2010: **"In absolute terms emission reduction of 744 ktpa"**

The Athlone submission cannot comply with these requirements unless it contains a comparison of the carbon emissions after a renovation compared with carbon emissions after this proposal. The submission does contain a Code for Sustainable Homes form but that does not contain the relevant calculation.

It achieves its CfSH result by getting credits for facilities such as washing lines, 4 cycle storage places and a home user guide (eg telling occupiers location of bus stops and police stations) but the important carbon emissions topics showing little understanding of carbon reduction techniques lose hardly any credits.

at p9 it 'anticipates' the use of Ground Source Pumps, solar PV and Solar thermal - to gain 1 out of 2 credits for low or zero carbon technologies, but at p18 intends to use grid power for the pumps rather than renewables. At p19 it dismisses the possibility of natural lighting in the basement. At p7 it says that "The requirements of this credit [building fabric] are difficult to achieve for a large detached house such as this". These imply lack of knowledge of sustainable techniques, or unwillingness to use them, by the architects.

If Camden intends to honour its commitment to carbon reduction it cannot ignore the increase in carbon emissions that this plan would incur.

There are many people and companies with expertise in maximising carbon reductions, whilst sensitively restoring our heritage buildings. With a serious plan to do this the equation would be:

Renovation: carbon emissions for the next x years plus carbon emissions of renovation materials and construction activity

compared with

Current Proposal: carbon emissions for the next x years plus the **carbon emissions for all the new materials** and construction activity

Without this calculation the proposal does NOT comply with policies or with Camdens carbon reduction programme, and should be rejected.

Mrs S Charles 



Re : 2013/7242/P

Please stop this mindless destruction of our unique heritage & leave our historic buildings alone .

F Scott



Athlone House objections

At# Charles Thuaire
Camden Council
REF: 2013/7242/P.

Dear Sir

We **OBJECT** to any plans that would involve the demolition or exterior changes of Athlone House

Yours Faithfully

John Friedrich
Mireya Friedrich

3 Willowdene
View Road
London N64DE



To:
Charles Thuaire, Camden Council Planning, Case Officer, Camden Council

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.

Athlone House is a distinctive and iconic aspect of both the Hampstead Heath skyline and local heritage. To allow the building to be raised to the ground to be replaced with a frankly hideous looking mishmash pastiche of classical architecture and "...architecture of the original house"

(<http://www.adamarchitecture.com/projects/residential/mansion-hampstead.htm>) is an insult to the incredible legacy that is Hampstead Heath and its beautiful environs

Sincerely,

Nigel Cansfield
31e Hampstead Lane
London
N6 4RT