

Dear Mr Thuairé,


We are writing, as daily users of Hampstead Heath, to express our concern about fresh plans to redevelop Athlone House. The loss of this fine building, and the character it adds to the Heath, would be a planning disaster, and we strongly urge you to turn the plans down. We see nothing in the new proposals that would provide a good reason to alter the decision made to reject the first application.


Yours sincerely,

David and Venetia Lascelles

--

David Lascelles  
2, St Albans Road,  
London NW5 1RD





Dear Sirs, (c.c. Terry Gilliam)

I wish to write to voice my disgust that Camden Council is even considering the demoltion of Athlone House . I have walked on the heath for many years and it is a beautiful building that needs to be preserved.

What I would like to know also is how Camden Council has been either so disgusting negligent OR corrupt that it has allowed the public to be put in such a position that there is even a possibility that the building should be demolished. I have seen your council take people who do not pay council tax or parking tickets to Court and use the full force of the law to crush individuals, YET when it comes to a developer with large pockets (and dare I say lots of cash , nod nod wink wink) Camden Council planning department all of a sudden goes jelly legged and lets the developer walk all over them like Camden Council didnt exist. For gods sake, has Camden Council not got any balls to fight big companies, only to crush small individuals ,OR has the developer "got at" you ?

Really whoever at your Council agreed to allow the construction of the flats BEFORE restoring the building wants sacking immediately and investigating for in either signing a negligent agreement, or failing to enforce an agreement that is clear. **It can only be one of the 2.**

Sincerely

Kia Foster




Dear Sir,

It recently came to my notice (29/12/2013) that there are plans to tear down Athlone House. This is desecration! Especially as it stems from a breach in the original agreement. I'm sorry if it is more expensive to restore the building rather than tear it down and do a new build but this stems from the time that nothing was done (i.e. The 3.5 years it was left derelict.) and is evidence of the bad planning (callous disregard?) of the purchaser as regards the site.

I feel that this amounts to vandalism and to reward it gives no honour to the council.

Yours sincerely,

Marion and Douglas Prain.



Dear Mr Thuairé,

I am writing to express my views about the destruction and rebuild of Athlone House, Highgate, London.

I feel that the demolition is unnecessary as the agreement to the developers was that in return for building flats on the site, they were to renovate the house and not demolish it. I feel that this should be upheld by law despite a new owner taking possession of the house - the new owner would have been aware of the agreement and is clearly trying to flout it. I would love to be able to flout laws and agreements - especially parking restrictions - but I can't. So why should the developers be able to do this, especially to the detriment of the community?

Kind Regards

Julia Sparkes



fyi

In the absence of Mr Thuairé.

Regards,  
Yvonne



Dear Sir,

I respectfully petition that permission is not granted for the demolition of Athlone House.

Apart from the historical value of such a property, I believe the approval of such a scheme at this point sends a strong message to future would be developers that councils ultimately have no powers. That rules and agreements stand for nothing.

I feel this would be a slippery slope, please take care.

Wishing you all the best for 2014  
Regards,  
Yvonne Wright (Sneinton, Nottingham)


LB Camden Athlone House Planning Application.

The applicant was party to an agreement which included the maintenance and upkeep of Athlone House.

It was deliberately allowed to deteriorate for some six years to such a state as to seemingly justify the owners claim for demolition and another house different in style and suitable for a different taste be built in lieu which would change the character of this conservation area.

This agreement is enforceable by LB Camden, therefore, the planning application should be refused and enforcement action be implemented for restoration as an immediate objective of the Council.

yours sincerely, alan spence 29 russell chambers bury place London wc1a 2jx 0207 405 9359



Athlone House

Dear Mr Thuairé,


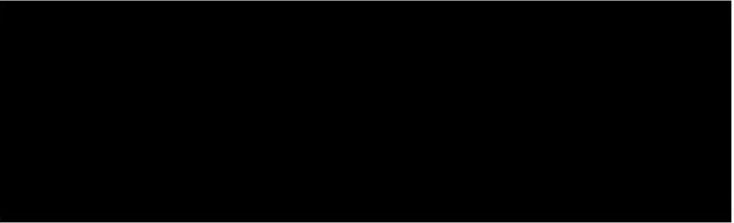
I was shocked when it came to my notice that Athlone House is still under threat from the developers. Far too many houses in this area are being swept away by short sighted redevelopment, not of affordable houses for 'hard-working families' but empty mausoleums for the super rich.

If Athlone House, a very fine specimen, is knocked down on your watch then it will be a tragedy indeed.

The wrecking ball has already started knocking down the street of Highgate school houses, a street that was reminiscent of North Oxford, just round the corner - to lose Athlone House as well would wreck the whole area. The historic character of the area needs protecting.

Yours

Katherine Toy



Dear Mr Thuairé,  
I actively oppose the destruction of the incredibly beautiful building, Athlone House.  
Eva O'Flynn



9c Lawn Road  
London  
NW3 2XS

31 December 2013

Mr Charles Thuairé  
Development Control  
Planning Services  
Camden Council  
Town Hall  
Judd Street  
LONDON  
WC1H 9JE

Dear Sir

**PLANNING APPLICATION – ATHLONE HOUSE – APPLICATION 2013/2742/P**

I am writing to lodge objections to the proposed new application for the demolition of Athlone House and the replacement plans for a large residential residence to be built in its place.

Athlone House clearly does make a “positive contribution” to the Highgate Conservation Area and adjacent Heath area, and its demolition would be positively harmful to the Highgate Conservation Area.

The building is an imposing red brick one with gables, turrets and extensive and attractive stone frames surrounding the gothic style windows on all sides of the building.

There is also an attractive green roof over a sun lounge on the south side and also an attractive clock tower, and the entrance tower is clearly impressive, with attractive use of stonework above the entrances.

Whilst the building isn’t listed, it still is an attractive and well-proportioned building, and doesn’t have to have listed status or be an exceptional building to be capable of making a “positive contribution”, and thereby attracting the protection of the relevant tests set out in the current National Planning Policy Framework “Conserving and enhancing the historic environment” at paragraphs 126-141 to justify demolition.

At the last planning enquiry, the Inspector conceded that the building made a “positive contribution” to the conservation area, although he went on to state that a replacement building of high quality would be acceptable.

However, the Inspector dismissed that appeal on the sole basis that the then proposed replacement building's size infringed Camden's policies relating to buildings surrounding the heath, see R. (Heath & Hampstead Society) v. Camden L.B.C. & Vlachos [2008] 3 All E.R. 80.

The Inspector need not have gone on to express any views at all in relation to the current building or the merits of the proposed replacement building, other than the size questions relating to the council's policies.

His observations on the merits of the then proposed scheme and the "positive contribution" made by the current building weren't necessary for the disposal of the appeal, and should as a matter of law be treated as being "obiter dicta".

It is incorrect that these comments now bind the local authority or any planning committee in any way.

It should also be taken into consideration that as the Inspector refused the previous appeals, no challenges could be brought in the High Court relating to his findings concerning the merits of the current building and the then proposed replacement building, as neither the council, nor the City of London, and the interested parties wouldn't have been able to satisfy the test of being a "person aggrieved" for the purposes of section 288(1)(a)(b) of the Town and Country Planning Act 1990 or section 63(1)(a)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990. I would refer you to Lake v. Lake [1955] 1 P. 336 accordingly.

I would also argue that the present building clearly satisfies a number of criteria in the English Heritage checklist, and it is anticipated that English Heritage will be keen to refer to these in more detail in their response to this misconceived planning application.

The building was previously assessed as making a "positive contribution" and nothing seems to have changed to justify any different view being taken.

It is also correct that the building has suffered from unsympathetic alterations over the years, but it should be remembered that the purpose of the renovations originally approved of was to restore the building's features.

However, notwithstanding the alterations, the main composition of the building remains in attractive red brick with stone facings and window frames, and many of the original features do remain such as the ornamental niches in the arches above the windows, along with the chimneys, the stone work, the clock tower and sun lounge green ornamental roof.

The most important remaining feature is again the entrance tower, which still retains its impressive presence.

The building is also of some historical interest in view of the architect Solomon and the original owners in the 19<sup>th</sup> Century, and is therefore of interest to the local Jewish community and culture.

There is also no evidence that the building has attempted to have been offered for sale on the open market, or any evidence to suggest that any renovation plans could incorporate the present building.

There is also reference to dilapidations in the building, and clearly this has been the fault of the owners who have clearly allowed the building to fall into disrepair to gain advantage for replacement plans.

The original scheme in 2003 attached conditions concerning the retention of the building as a condition of the grant of the then planning permission for the demolition of the 1930's extensions and their replacement by flats.

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The current replacement plan is Stalinist in conception and appearance and is of uninspired design as a classical pastiche and is a smaller version of the previously refused scheme.

Again, the previous comments of the Inspector aren't binding on the council. The scale, bulk and massing would clearly be harmful to the conservation area and the heath setting, especially the south elevation.

The design is clearly a cross between a mock Lutchens and mogul temple style, and is cluttered with out any balanced composition, with numerous pilasters that bear no functional meaning to the overall design. It is also clear that the central tower appears to have been based on the much more imposing and balanced compositionally of the present one.

However, this tower appears to spring out from nowhere at the top of the building like a rather large turnip, unlike the present one which has presence forming the entrance gates to the present building.

In addition, compositionally, the two small domes on either side of the proposed replacement building have no proper function and appear to have been simply placed there like up turned saucers.


The overall effect of the replacement design is rather like an over decorated and convoluted chest of drawers, with the pillars and windows being splattered all over the somewhat boxy and confused and contrived pastiche design.

It is therefore contended that conservation area consent and planning permission should again be refused in this instance, and the council should now seek to enforce the previous agreement drawn up in relation to the 2003 planning applications.

The building should also be designated an asset of community value under section 87(1) of the Localism Act 2011 and I make such an application in respect of the preservation of Athlone House accordingly.

Yours faithfully,

Terence Ewing



Re-enclosed objections with page numbering corrected.

9c Lawn Road  
London  
NW3 2XS

31 December 2013

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Development Control  
Planning Services  
Camden Council  
Town Hall  
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LONDON  
WC1H 9JE

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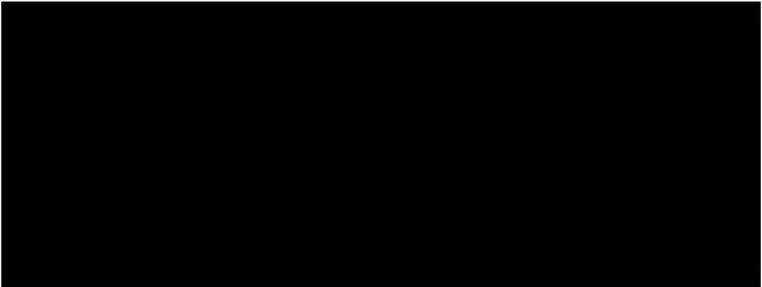
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Flat 2  
505 Cowbridge Road East  
Cardiff  
Sth Glamorgan  
CF5 1BB

31 December 2013

Mr Charles Thuairé  
Development Control  
Planning Services  
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Town Hall  
Judd Street  
LONDON  
WC1H 9JE

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The building should also be designated an asset of community value under section 87(1) of the Localism Act 2011 and I make such an application in respect of the preservation of Athlone House accordingly.

Yours faithfully

**Jeffrey Matthews**



C/o CASP Chair,  
Tenant Participation Team,  
Room 304,  
Bidborough House,  
20 Mabledon Place,  
London  
WC1H 9BF

Telephone 020 7974 3901

[www.camdenassociationofstreetproperties.org.uk](http://www.camdenassociationofstreetproperties.org.uk)

## CAMDEN ASSOCIATION OF STREET PROPERTIES

31 December 2013

Mr Charles Thuairé  
Development Control  
Planning Services  
Camden Council  
Town Hall  
Judd Street  
LONDON  
WC1H 9JE

Dear Sir

### PLANNING APPLICATION – ATHLONE HOUSE – APPLICATION 2013/2742/P

1. I am writing on behalf of CASP to lodge objections to the proposed new application for the demolition of Athlone House and the replacement plans for a large residential residence to be built in its place.
2. CASP is, as you may know, the borough wide tenants and leaseholders group representing street property tenants and leaseholders in street properties in Camden.
3. Athlone House clearly does make a “positive contribution” to the Highgate Conservation Area and adjacent Heath area, and its demolition would be positively harmful to the Highgate Conservation Area.
4. The building is an imposing red brick one with gables, turrets and extensive and attractive stone frames surrounding the gothic style windows on all sides of the building.
5. There is also an attractive green roof over a sun lounge on the south side and also an attractive clock tower, and the entrance tower is clearly impressive, with attractive use of stonework above the entrances.
6. Whilst the building isn’t listed, it still is an attractive and well-proportioned building, and doesn’t have to have listed status or be an exceptional building to be capable of making a “positive contribution”, and thereby attracting the protection of the relevant tests set out in the current National Planning Policy Framework “Conserving and enhancing the historic environment” at paragraphs 126-141 to justify demolition.
7. At the last planning enquiry, the Inspector conceded that the building made a “positive contribution” to the conservation area, although he went on to state that a replacement building of high quality would be acceptable.

8. However, the Inspector dismissed that appeal on the sole basis that the then proposed replacement building's size infringed Camden's policies relating to buildings surrounding the heath, see R. (Heath & Hampstead Society) v. Camden L.B.C. & Vlachos [2008] 3 All E.R. 80.
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13. I would also argue that the present building clearly satisfies a number of criteria in the English Heritage checklist, and it is anticipated that English Heritage will be keen to refer to these in more detail in their response to this misconceived planning application.
14. The building was previously assessed as making a "positive contribution" and nothing seems to have changed to justify any different view being taken.
15. It is also correct that the building has suffered from unsympathetic alterations over the years, but it should be remembered that the purpose of the renovations originally approved of was to restore the building's features.
16. However, notwithstanding the alterations, the main composition of the building remains in attractive red brick with stone facings and window frames, and many of the original features do remain such as the ornamental niches in the arches above the windows, along with the chimneys, the stone work, the clock tower and sun lounge green ornamental roof.
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21. The original scheme in 2003 attached conditions concerning the retention of the building as a condition of the grant of the then planning permission for the demolition of the 1930's extensions and their replacement by flats.
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26. The design is clearly a cross between a mock Lutchens and mogul temple style, and is cluttered with out any balanced composition, with numerous pilasters that bear no functional meaning to the overall design. It is also clear that the central tower appears to have been based on the much more imposing and balanced compositionally of the present one.
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### **PROVISION OF SOCIAL HOUSING**

1. In our view, the proposed scheme for the replacement building appears to consist of entirely personal accommodation, and that there is no provision for any form of social housing whatsoever.
2. We understand that this may have been revised somewhat, but we remain skeptical that there will be any provision for social housing in any approved scheme, or if it is, we believe that the Applicant may seek to be relieved of such a condition at a later date.
3. We believe this to be the case, as the Applicant is seeking planning permission for a private dwelling for himself and his family, and we believe that provision of social

housing for persons in housing need will not be a feature that the Applicant will be particularly concerned about.

4. This is fortified by the contempt that has been shown by the Applicant for the wishes of the local community in seeking to demolish Athlone House in the first place and replace it with a replacement building, in breach of the original planning obligations for the grant of permission to build the adjacent flats back in 2006.
5. We as a borough wide organization are entirely opposed for planning schemes in relation to buildings such as Athlone House being turned into luxury accommodation for millionaires at a time of financial stringency and when homelessness in the borough is a key housing issue.

Yours faithfully

**Petra Dando**  
**Chair of CASP**

**CAMDEN ASSOCIATION OF STREET PROPERTIES**



Dear Sirs

I wish to object to the application to demolish the house and to replace it with what an inappropriate mansion which would be damaging to the Conservation Area and to prominejnt views from the Heath.

M Reynolds  
9 Highgate Heights, 77 Shepherds Hill N6 5RF



Dear Sirs

I wish to object to the current application to demolish the existing house and to replace it with an obtrusive, inappropriate building which would damage views from the Heath and be damaging to the character and appearance of the Highgate Conservation Area.

(Mrs) L L Reynolds  
9 Highgate Heights, 77 Shepherds Hill N6 5RF



Dear Mr Thuairé,

2013/7242/P Athlone House

I would like to protest most strongly about the latest application to demolish the Athlone House.

It is completely incomprehensible to many residents that Camden, who, rightly, enforce strict planning regulations on building and have been known to enforce removal of structures which do not have the correct planning procedure should allow this to go ahead. Surely it is illegal?

Athlone House has a fascinating history and is a highly visible part of the heath's heritage, as was acknowledged by Camden planning department when the developer was first given permission to build flats in its grounds on condition that the house was re-stored and re-built.

What exactly has changed? Apparently Camden has run out of the energy or will or money to stand up to the affluent owner.

It is very sad (and convenient to the owners) that the house has been allowed to fall into such a state of disrepair. However, viewers of television shows such as Restoration and Grand Designs will be aware that it can still be restored to its former glory, if the will and passion are there.

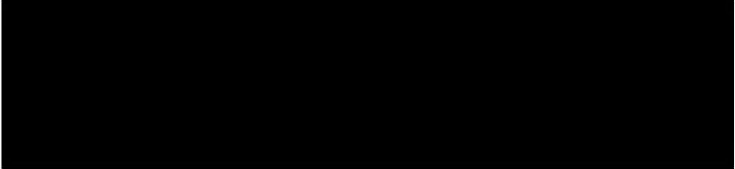
If you allow Athlone House to be destroyed you will make the London Borough of Camden appear to be a pushover for developers, and its planning laws a laughing stock. You will be setting a dangerous precedent for every billionaire who wants to destroy our local heritage. Is this really the legacy that you want to pass on to our children and grandchildren? I urge you to reject this plan on the grounds that demolition is illegal once and for all.

Yours sincerely,  
Dorothy Boswell

Dorothy Boswell







Hello - I am writing to express my feelings in regard to the propose demolition of Athlone House. I object very strongly and hope that Camden Council will do what they should do and that is oppose the plan. I cannot see how they can let the new owner walk from the responsibility to renovate Athlone House when it was a condition of the original sale and the sale by that owner to the new one. It will be disgraceful if the council do not enforce it and proof that if you are very rich then you do not have to abide by the law.

adrienne janes

Dear Charles Thuaire, Ref.No.2013/7242/P

I am writing to you to express my very strong objection to the most recent application by developers to be allowed to destroy Athlone House and replace it with what looks like a very enormous monstrosity of an alternative.

For a start it is surely a disgrace that the developers of the flats already built have not been forced to carry out their original obligation of restoring Athlone House, and seem to be getting away with flats that are totally out of keeping with the older main building.

I have, in fact, a very personal reason for wanting Athlone House to be preserved.

As a school girl in the 1930s, my best friend was the niece of the owners of Athlone House at that time. As very earnest and committed tennis players (and members of our School Tennis Team) Anne and I were allowed to practice tennis playing on the tennis court down on the court below the house - regularly at weekends and sometimes also on Wednesdays. Afterwards, on Sundays we would be invited to 'take tea' with the family in the drawing room.

Consequently I became very aware of the size, the atmosphere and uniqueness of this extraordinary 'house', which seemed more like one of the fairy-tale castles of central Europe often depicted in fairy-tale books. Many years later, in the 1970s after my husband died, I came to live in Highgate in Millfield Lane, and would recall those years and my friend whenever I saw the house when walking on the Heath.

As I say, it is such a unique house - (it should be in capital letters, HOUSE ) We should be proud to have it as part of north London's heritage and not let it just be discarded. Also it played a vital part in London's defence during the WW2 - which should never be forgotten either.

I am writing to you as I am sure you will do all you can to prevent this new application (see [Ref.No](#) above) from being approved.

Yours sincerely

Jean Eisler  
2, Millfield Lane  
London





Dear Sir


Ref:2013/7242/P

I write to object to the proposed demolition of Athlone House. The Council should uphold the contract that the house be restored as a condition of allowing redevelopment of the nearby land.

i would appreciate an explanation in layman's terms as to how the terms of granting a planning application by one part of Camden Council can be unilaterally rescinded by another department.

Yours sincerely

I.M.White  
2 Bacons Lane  
Highgate N6 6 BL



Dear Mr. Thuairé,

We would like to record our objection to the proposed demolition and redevelopment of Athlone House. Did the applicants have any serious intention of preserving and improving the existing house? This must be open to question; yet it was on this basis that they were given planning permission to develop the rest of the site.

If the applicants are permitted to demolish the main house they will be benefitting from their failure to observe the terms of their agreement with the Council. If the house has deteriorated in the last five years, it is the applicants who have allowed this to happen. Therefore it will constitute a very bad precedent for the council's dealings with future applicants, who may well conclude that anything they agree as a condition of obtaining planning permission may be ignored down the road. This is a very serious matter.

As for the argument that it will be uneconomic to renovate the existing house this is by no means certain. It may be uneconomic in terms of the developers making a mammoth profit from demolition, but a private buyer might well find it attractive to use the house for the use for which it was intended, if the purchase price of the house is not based on the right to demolish, which the present owners do not enjoy.

Antony and Arlene Polonsky  
Flat 18 Broadlands Lodge  
18 Broadlands Road  
London N6 4AW



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

Dear Charles

I want to let you know of my objections to the destruction of Athlone House.

The house should be renovated as that was part of the agreement re the building of flats in its grounds.

We don't want an extension of Bishops Avenue on Hampstead Heath, that level of ostentatious eyesore needs to be contained not indulged.

Camden council knows that the new planning application is 60% bigger than the original house which is in breach of planning laws, the council represents the people & should stand up to this level of flagrant disrespect & manipulation.

Kind regards

Diane Wheatley

Sent from my iPhone



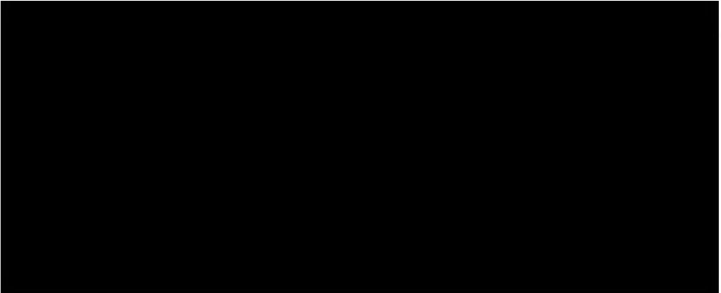
Dear Charles

I'm strongly opposed to the proposal to knock down Athlone House to build new flats. It would be a travesty and shouldn't be allowed to happen.

Yours sincerely

Kate Brotherhood

Sent from my iPhone



Dear Mr Thuairé

I care little for Athlone House per se. However, I do care - deeply - both about planning procedures, compliance and enforcement, and also about keeping the horizons of Hampstead Heath uncluttered by new buildings.

I understand that the former owners of Athlone House were granted permission to build adjacent to it ON CONDITION THAT they refurbished Athlone House. In selling Athlone without complying with this requirement, they have surely broken the terms of that permission. Logically, the flats constructed on the site were constructed without permission, but I understand no action has been taken against that developer.

I understand that Athlone House was sold to its current owner around 2005. Surely they must have been aware of the planning requirement they needed to fulfil. Anyone who has ever bought any property in England knows about the solicitors' searches that reveal such things. Surely they didn't just ignore this legal requirement in the hope that the building would deteriorate, thus releasing them from their obligations?! Cynically, I fear they did, and I ask myself how this was allowed to happen.


That the current owner wants to replace Athlone with a new 'palace' is deeply frustrating on several counts. First, it apparently makes a mockery of the planning system and Camden's enforcement procedures.

Secondly, I believe the time for building of personal palaces in our cities has come to an end and I don't wish to see their construction supported by any of our London boroughs. Thirdly, keeping the 'countryside' feel of much of Hampstead Heath, without being overlooked by more buildings on the horizon, is important to a great many people.

I urge you and the council to recognise and act on your responsibilities in this matter, to reject the current planning application, and to do all in your power to ensure that the terms of that previous planning permission are adhered to.

Jackie Jones  
1 Dukes Head Yard  
N7 5JQ





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



[REDACTED]

**From:** Mary Harrington  
**Sent:** 05 January 2014 17:55  
**To:** Planning  
**Subject:** Fw: Automatic reply: Athlone House ref.2013/74242/p

**Categories:** Orange Category

[REDACTED]

GAIL WALDMAN  
48 CROMWELL AVENUE HIGHGATE LONDON N6 5HL

Charles Thuairé  
Camden Council  
Planning Department

By email to: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

Dear Mr. Thuairé,

**Re. Athlone House 2013/7242/P**

I wish to object to the demolition of Athlone House and to the proposed building for the following reasons:


1. The section 106 Agreement requires that Athlone House is restored. The flats have been built and profit made. This Agreement is binding and the owner must adhere to it.
2. The cost of refurbishment is not an argument that can be made for demolition of a building that makes a significant contribution to a Conservation Area. There is nothing in the NPPF that states this can or should be taken into account.
3. Refurbishment and restoration to the limited degree required in the Section 106 Agreement is perfectly possible. It is recognised (I am an architect with many years' experience with working on old, heritage and listed buildings) that restoration costs a great deal more per sq. metre than building new buildings. The owner must have been so advised by his team of professionals that this would be the case so that team is not in a position to argue that refurbishment is not viable.
4. No decision should be made until the House is reinspected and the state of the building is assessed against its condition when planning permission for restoration was granted. The applicant appears to claim the building has deteriorated. If it is the case that the condition of building is worse than when the consent was given, then the owners have further failed to meet the terms of the Section 106 Agreement. The NPPF specifically does not allow an applicant to claim the effect of lack of maintenance as a cause for demolition of a heritage asset. Local people will want to know if any deterioration has occurred.
5. Restoration has the benefit of retaining the embodied energy. It is not as though the new building is going beyond the minimum standards of Building Regulations. Level 3 of the Code for Sustainable Homes, attained through washing lines and water butts, indicates the applicant has no thought for the longevity of the proposed building or climate change.

6. No public benefit accrues from demolition of Athlone House and the building of the proposed building.
7. The proposed building would not preserve or enhance the Conservation Area, Kenwood House or the grounds of Kenwood and the Heath. Athlone House enhances it, is listed as a positive contribute in Camden's Area Appraisal and its demolition would cause substantial harm to the Conservation Area.
8. It is the varied and broken rooflines which make the greatest contribution to views of Athlone House from the Heath through the surrounding trees. The last Inspector was rather contradictory on this point. He stated that the proposed roofline of the last application was a flat horizontal line and that the broken roofline of the existing Athlone House contributed to the character of the Conservation Area. It is the flat roofline together with the extra bulk and the intended effect of prominence, or even dominance, of the landscape which would cause this proposal to seriously detract from and damage the Conservation Area and the listed landscapes within which the proposed building is set.


For all the above reasons I object in the strongest possible terms to these applications.

Yours sincerely,

Gail Waldman



copying Planning e mail address also as requested in Chares'out of office



Dear Mr Thuairé

I am writing to express my concern at the above planning application. Athlone House is a beautiful Victorian house which my wife or I will see every day when walking our dog. The new purchaser of the site bought with full knowledge of the obligation to restore. This application is therefore opportunistic and I would urge Camden to maintain the original position it took that the house is worthy of preserving and the application should not be allowed. If the application is allowed we will lose an important part of our local heritage and the loss cannot be reversed. I also understand that the new house contravenes rules on rebuilding on Metropolitan Open Land as it is 60% larger than the current house.

Best Regards

Andrew Sulston  
45 North Road  
N6 4BE

Dear Charles,

I would like to lodge my objection to the proposals for Athlone House. This is a beautiful building which should be preserved and conserved as part of the character and history of the area. It is certainly much loved by many people who can see it in prominence when visiting and walking on Hampstead Heath. A new building albeit replica is not acceptable.

Whilst a number of buildings in the area have been replicated in design and rebuilt (one on Hampstead lane in particular between Bishopswood Rd. and Stormont rd.) and with some integrity, these are more modern interwar properties with substantially less architectural detail and merit. Whilst a rebuild may be feasible the detail, materials, fabric and building techniques that make Athlone house what it is and with its natural weathering and ageing simply cannot be reproduced.

It is highly opportunistic on the part of the developer to make proposals to reproduce the building contrary to previous planning conditions. I am not against the use of the building for residential purposes with flats of varying sizes and would in fact encourage this. But these can be achieved within the existing building, just perhaps with less profitability.

I am somewhat surprised that a building such as Athlone House has not been yet given listed status in view of its stature in the surrounding environment and landscape together with its historic and architectural qualities. And more over that it was a planning condition that the building should be maintained as part of any development of the site.

Yours sincerely,

Antonia and David Clarke

14 Ollerton Rd  
N11 2LA

Sent from my iPad

Dear Sir, Madam,

I wish to convey my very deep anger at the proposed demolishing of Athlone House. It is imperative that the council refuse the destruction of this landmark building and one that the local community and indeed those from afar wish to see restored.

The council had an opportunity with the last developer to ensure that the house was restored, but as is the case so often with local government they allowed themselves to be hoodwinked whilst the developers laughed all the way to their offshore bank accounts. do they ever visit the area to admire the flats they built, do they spend money in the local area, are they or were they interested in preserving the fabric of the building ? No, they were not and no they don't spend money in the local area or care. History now appears to be repeating itself and the council seems to be allowing it to happen without a fight. Camden wouldn't tolerate this sort of action by a small householder and yet it allows itself to lay down and play dumb to these people.


You should remember that you are here to listen to and respect the wishes of the many people who wish to see this magnificent house saved. What legacy do you the council want to have when you look back on your careers and from the top deck of a bus look out onto bland and uninspiring flats and wonder why the bus stops at "Athlone House" when there is none. Will you turn to your fellow passengers and announce that you, the council were responsible for it's wholesale destruction in order to appease developers who have long since fled the scene of this architectural crime ? I fear not.

Haringey Council owned a house in North Hill and that has been successfully restored to it's former glory, even Witanhurst has been revived. Therefore it is nonsense by the owners to suggest that this house should be demolished. Might I suggest you, the members of Camden planning travel a little north from the confines of your office to view these two buildings and see what can and should be done rather than wait until the elements destroy this place.

This is , as it stands, as simple case of the owners knowing the price of this building but not it's value. You, the council owe this to locals, this generation and future generations. Don't look back on your careers as condoning vandals.

Yours sincerely,

M Schlote.



Dear Mr Thuairé,

I add my voice to the many imploring you to do what you can to prevent the destruction of Athlone House which is architecturally and historically important.

The commitment made in law to restore/retain the property needs to be enforced from a legal, moral and aesthetic perspective. If not enforced a precedent is established whereby the council would be seen as powerless in the face of developers and their resources as they pursue their ends at any cost.

Yours sincerely,

Simon Fairburn

NW3 2NQ



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

Dear Mr Thuairé,

In relation to the proposed redevelopment of Athlone House, the Planning Brief prepared by Camden Council in February 1999 specifically concerning the development of Athlone House cited many reasons why the demolition of Athlone House would be unacceptable - particularly in points 4.3.7 and specifically 4.3.8:

*"The council **will seek the retention of buildings** which make a positive contribution to the character of appearance of a conservation area. In all other cases, consent for demolition of an unlisted building in a conservation area will normally be granted only where it can be shown that the building **detracts from the character of the area** or where the contribution of the proposed replacement when compared with that of the existing building would be of **more or equal benefit** to the conservation area".*

It seems the council have, in the past been diligent in their efforts to protect the conservation area within which Athlone House sits, the MOL and The Hampstead and Highgate Ridge area of special interest particularly as noted in 2.2.1

*"During Winter periods the (Athlone House) site becomes more prominent and the site is clearly visible from a number of vantage points on the heath"*

I trust the council will uphold these laudable applications of planning law in the light of the proposed demolition and prevent same while enforcing the agreement based on restoration and conservation of the existing structure and the area.

Yours sincerely,

Simon Fairburn  
NW3 2NQ



Dear Mr Thuairé  
ref. 2013/7242/P

I have become aware that once again Athlone House is at risk of demolition and replacement by an unsightly modern house. As I'm sure many people have commented, the Victorian house is an important part of vistas along the northern part of the Heath, and as a frequent heath-walker, I am disappointed at the prospect of its removal. Are there any planning constraints that can be employed on behalf of local people?

I am a Haringey resident.

Mark Afford

Crouch End, N8



Dear Charles Thuaire

We have just completed the restoration of our 1840s granite property in Aberdeenshire and know what joy old buildings are, and how pleasing they are to the eye, and yet internally can be sympathetically renovated so that still have the character of the original property but can far exceed modern requirements in terms of their isolation properties, even the stringent ones required in Scotland.

I therefore urge you to retain the property on the Hampstead Lane in its original form, rather than allow a modern replacement to be built in its place. People come to the UK for the heritage and to see the culture. Yes, there are new buildings as well, but if we want glass and chrome, where all heritage has been removed, then we can go to Dubai or the UAE. I however prefer to see my heritage for real not as a historic picture or photograph.

Please reject any proposals to damage the external facade of this property

Regards

Peter Gedge


Roslyn

High St

Kemnay

Aberdeenshire

AB51 5NB



Dear Mr Thuairé,


I am e-mailing to add my voice to the many objections I am sure you have already received to the current planning application in respect of Athlone House.

This could hardly be a more important site, because of its impact on the Heath as well as its own intrinsic value.

There is also an important point of principle here: regardless of the difficulties that restoration of the house may now face, planning policy is surely fundamentally undermined if developers are allowed to think that they can profit by disregarding the conditions previously imposed upon development (here, the 2005 permission).

Yours sincerely,

Nigel Giffin




Dear Mr Thuairé

I am a resident of Highgate and frequently walk on Hampstead Heath. I object strongly to the demolition of Athlone House. Camden Council should take action to enforce the obligations and commitments made by the developers which they gave in return for planning permission to build a block of flats. They have had the benefit of this and are now seeking to renege on their part of the agreement. If Camden grants permission for the demolition this is an unacceptable precedent and a message to developers that they can run rough shod over planning laws Salpy Kouyoumjian  
10 north grove

Highgate  
London

Sent from my iPad



Dear Charles Thuairé,

I would like to register my objection to the destruction of Athlone House.

Athlone House plays a major part in the history of the area and it would be a huge loss if it were to be demolished. There can be no moral justification for its loss.

Please register my objection.

Yours sincerely  
Ann Forster

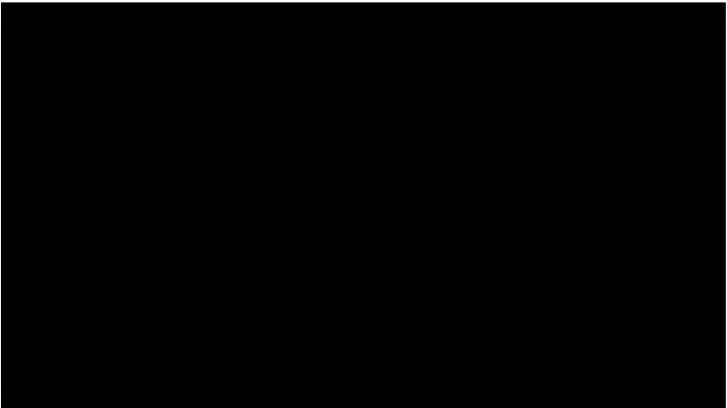


Dear Sir

I recently took a walk on Hampstead Heath and was admiring the striking architecture of Athlone House, as it sits among the trees overlooking the Heath. I was astonished and dismayed to hear that it was threatened with destruction by developers. Surely this is part of London's heritage, to be enjoyed by residents and visitors alike? I

I enjoy protected landscapes in the South Downs National Park where I live - doesn't Hampstead Heath need the same kind of protection? I cannot understand how a local council could allow such vandalism. I sincerely hope that the decision will be reconsidered.

Yours faithfully, Janet Stuart



## Application to demolish Athlone House

We have known and loved the view from the top of the Heath across the Ponds to London for many years.

Athlone House is an integral part of this view cherished by many.

The David Chipperfield Apartment scheme exists on the basis that Athlone House is restored.

That the developer did not follow through with Chipperfield and employed a second Architect to document the apartment scheme, made a mockery of the planning process in the first instance. The net result is an ordinary building beside the Heath. That the developer did not follow through with the restoration of Athlone House should surely be considered a breach of the initial planning approval.

The multiple versions proposed now for the site are representative of the lack of skill and architectural ability of the applicants Architect, who in some circles is apparently considered an articulate Classicist. Others know his work as poorly proportioned, lacking in clarity of detail and lazy in Historical reference.

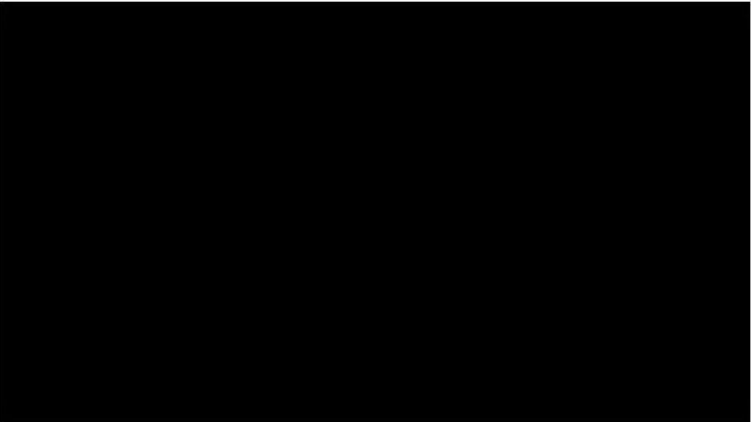
The recent proposals for the Athlone site look more like a successful used car dealers mansion in Pasadena or Mafia bosses Villa in St Petersburg, and certainly not of the quality required to replace the current house on the site. Certainly no where near the standard required to address the Heath, Kenwood and the London Skyline beyond.

That this current application has gone so far also says something of the poorly conceived and inadequate British planning system.

Long live Athlone House.







Dear Mr. Thuairé & the Camden Council,

I thoroughly disagree with any approval of the plan to demolish Athlone House and replace it with a large house. I do not believe that a breach of contract should be rewarded with looking the other way. It is not right that someone should be rewarded for not following the letter of the law. Otherwise, why bother to put such clauses into contracts? Allowing this rebuilding on Hampstead Heath is heresy. I do not like the idea that if one has money he or she can make decisions which should not be allowable.

Yours sincerely,

Janet Munro-nelson  
Lawyer

Dear Charles,

I am writing to object to the proposed application to this historic house. A new, much larger out-of-context Heath mansion is an unwelcome development in the area, impacting the character of the Heath itself - which residents and amenity groups have long sought to protect and which are governed by specific legislation and case law.

I would like to ask why previous undertakings by the developer to restore the House, in exchange for the building of flats, have not been honoured? Notwithstanding any neglect on the part of the developer - a trick of the trade - the Highgate Society argue that architectural detail could still be preserved. I would ask that Planners follow this up - and, should it come to Committee, that councillors conduct a site visit.

The saga is an example of the economics of super-gentrification, which left unchecked will drive character, value and amenity from the area rather than enhance it.

Cllr. Theo Blackwell  
**Cabinet member for Finance**  
Gospel Oak ward ([Lab](#))

**How to get in touch**

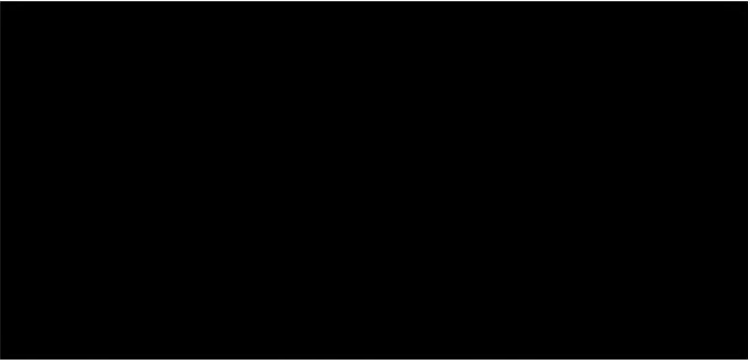
**Surgeries** on 1st Saturday of each month - 10-11am Queens Crescent Community Centre

**Daytime telephone** - 020 7974 1969

**Skype** surgeries 6pm-7pm Sundays, or ad hoc if you email in advance

**Twitter** is also an easy way to get in touch [@camdentheo](#)

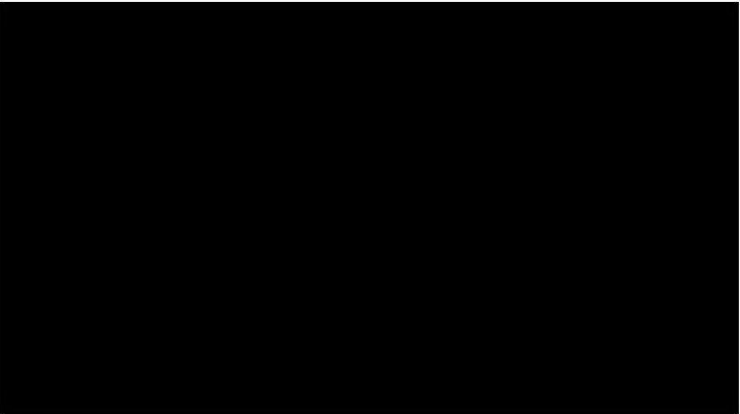
Join Camden's online community to get regular updates about neighbourhood and borough wide issues [www.wearecamden.org](http://www.wearecamden.org)



I hereby object to the proposal to demolish Athlone House. Its a beautiful building and part of our urban history that I believe should be retained.

regards

Martin Taylor  
215 Liverpool Road  
London N1 1LX




Dear Charles,

I utterly oppose the destruction of Athlone House. It is a historic local landmark very visible from the Highgate side of the Heath.

You must not let the developer renege on their previous agreement to restore it in return for granting permission for the new flats.

Yours sincerely

Claire Stephenson



For the developers to renege on their previous agreement to restore the building in exchange for building 3 blocks of flats is completely monstrous. This is a particularly important local property and please do not allow them to get away with it.

Bryan Hammersley

Dear Mr. Thuairé,

Ref: 2013/7242/P

**Athlone House planning application**

I object to the application made by Athlone House Limited ("AHL").

It is clear that AHL is trying to renege on its promise by which it gained planning permission in the first place to build flats. Whether it ever intended to honour its obligation is questionable and, doubtless, it will seek to panic those from whom it seeks permission by raising the "spectre" of insolvency but, at the end, Athlone House can and should be restored, as AHL agreed; and whether by AHL or a new owner.

The grounds on which I object to the application are that:

- The area that the proposed new development would cover would be 60% larger than the current building. Such a development would be in breach of the rules governing the rebuilding of houses on Metropolitan Open Land, as held in the matter of Garden House (2008);
- Permission to erect the flats, in the first application, required Athlone House to be retained and restored - an obligation that continues even if Athlone House is sold;
- Athlone House is rich in architectural detail both inside and out and the evidence gathered, among others, by the Highgate Society shows that restoration is not only possible but also economically worthwhile; and
- The proposed development would be intrusive upon the Heath and detrimental. Its size, scale, style, colours and detail would not only be out of character with its direct local comparator, Kenwood House, but also damagingly so with its nearer neighbours.

Please acknowledge safe receipt.

Yours sincerely,







I am emailing you to object to the proposed demolition of Athlone House.

Athlone House is of historical interest and it is located in a unique, beautiful place - Hampstead Heath (which is a conservation area).

I am a resident / home owner in Highgate.

Please refuse the planning application to demolish Athlone House.

Yours sincerely

Karen Davy (Mrs)

I object strongly to the proposal to demolish Athlone House. Camden should enforce the basis on which planning permission was given for flats on the site and require the house to be retained and restored. I regularly enjoy the view of Athlone House from Hampstead Heath and believe this fine house should be retained for the enjoyment of all Londoners. The proposed new house would be intrusive in scale, style and colour, and would constitute gross overdevelopment of the site.

Ellen Gates  
11 Grove Terrace  
NW5 1PH



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This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

Dear Mr Thuair.

I was born within two miles of Hamstead Heath and have lived close to the Heath for the past 50 years. I use the Heath on a weekly basis - walk my dog there, picnic with my children, fly kites and swim in it's ponds.

I supported the Highate Society and other protest groups when Athlone House was under threat previously and was relieved, along with everyone else, when a deal was agreed with the developer of the site that he would restore the House itself in exchange for planning permission to build around the remaining land. It wasn't perfect but at least the house would be saved for future generations to enjoy.

To now discover that the developer was allowed to not just renege on his end of the agreement but was also allowed to sell the house on without the restoration being done. And to further learn that the new new owners are claiming that the house is in such dire condition it will not be possible to restore appalls me on so many levels. It a) make a complete mockery of agreeing anything with Camden Council - as clearly any agreement is not worth the paper it written on and will not be enforced. b) has allowed the developer to make the money he sought from the project but without having to spend the money on the restoration c) has meant that the house has not been touched since the original agreement was made and therefore allowed the house to fall into a further poor state d) and finally sends a message to any unscrupulous developers that Camden is a 'soft touch' to deal with when it comes to preservation and properties of historical significance.

Can you explain or justify why:

a) The developer was not held to his end of the agreement - as surely there was a written and signed agreement in place.

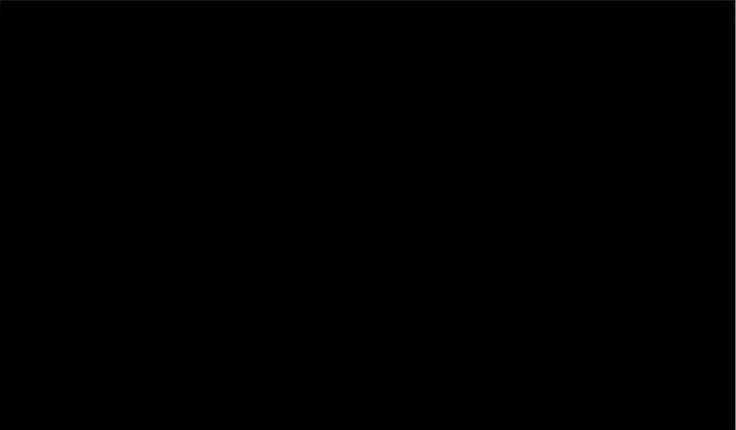
b) He was allowed to first build his development whilst doing nothing to the House in terms of restoration or protection from further deterioration.

- c) Why he was allowed to sell the house on to others when he had a duty (and legally binding) contract in place with Camden Council to restore it.
- d) Why the council did not intervene prior to his selling it on or prior to the house falling into further disrepair.

Do you not feel that you have been played?

It is deeply concerning to me that Camden Council has been so feckless in dealing with this developer and holding to personal account those who make agreements with them. You have severely let down not just the residents of Camden and the surrounding boroughs but all those residents of London who enjoy the Heath and those to whom preservation of our historic buildings matter.

Yours sincerely,  
Claire McArthur



Dear Mr Thuairé

I have just returned to the UK on January 5th and hope my objection can still be accepted.

It is with amazement and great concern that planning for a further "

Athlone House " scheme can be considered given the original conditions regarding the development of the flats being linked to the preservation of the fine original Victorian mansion.


The new proposal will absolutely ruin the stunning view of the existing house enjoyed by thousands of heath visitors. The size (some 60% greater ) and style will be more than obtrusive , a major blot on the landscape and must surely be rejected.

Work is obviously necessary but this is a case for sympathetic restoration and not bulldozing to rebuild an out of character project to attract a substantial developers profit.

I suggest that your authority at the very least reverts to the agreed 2005 terms.

Michael Hunter OBE

23 Broadlands Road Highgate N64AE



I object to the pusillanimous way in which Camden has not enforced the contract to restore Athlone House. Why was the original developer allowed to build the flats before re-doing the house? How come the property was allowed to be sold on to another developer with work still outstanding?

Dinah Bond  
Highgate resident



Dear Mr Thuairé

I am writing to object to the proposed demolition & replacement of Athlone House, Highgate.  
My reasons are as follows.

I visit Hampstead & Highgate & admire the house very much.

It is a splendid Victorian building.

The proposed replacement looks like a very bad imitation of a Georgian classical building.

It is improper for the developers to promise restoration if they were permitted to build flats in the grounds  
& later say they cannot afford it.

They should not be allowed to get away with it, as it would set a very unfortunate precedent for other  
developments locally & nationally.

Yours sincerely

Nigel Clark  
148 All Souls Avenue  
London NW10 3AB



Charles

I object to the request from the current owners of Athlone House to demolish it. It has been a part of the Heath and views from it for the 44 years since I was born in Highgate and is integral to the character of the Heath and surrounding areas. It is a magnificent property that would benefit massively from the refurbishment and restoration that was agreed with the council in exchange for the planning for Caenwood Court. It would also be a disaster for local planning if such agreements were to be allowed to be so blatantly ignored as this one has. I believe if the current owner refuses to carry out the agreed restoration works the property should be subject to a CPO and auctioned.

Yours sincerely

Tim Steiner  
Toby Steiner  
Fifi Steiner  
Ben Steiner  
Josh Steiner

Resident at 3 Sheldon Avenue, N6 4JS.

Sent from my iPhone

