

30th December 2013

Dear Mr Thuaire

Re: Planning Application 2013/7242/P

I am writing to object strongly to the above planning application's renewed attempt to demolish Athlone House and to build a new house in its place, for the following reasons:

Athlone House is one of Hampstead's and Highgate's most distinctive Victorian houses with many interesting exterior and interior features. It is an historic landmark visible from Hampstead Heath and is architecturally sympathetic to St Michael's Church and Witanhurst which are also visible from the Heath. It should not be demolished but should be sympathetically restored.

Planning permission was originally given to build flats in the grounds of Athlone House on the condition that the house itself was restored. It is very surprising that this application is being submitted and an another attempt made to demolish rather than restore the house contrary to the this original planning permission. That Athlone House is now owned by new developers should make no difference to this.

The much greater size of the replacement building would contravene the rules on rebuilding houses in Metropolitan Open Land and would be out of scale with and dominate the neighbouring area of Hampstead Heath.

Yours sincerely

E. Butt N6



30th December 2013

Dear Mr Thuaire,

Re: Planning Application 2013/7242/P

I am writing to object strongly to the above planning application to demolish Athlone House and to build a new house in its place, on the following grounds:

This application goes against the Section 106 Agreement for this site requiring the house to be kept and restored. It is infamous that they have gone against this agreement not to demolish it.

Athlone House is one of Highgate's finest Victorian mansions. It is a distinctive and historic landmark visible from Hampstead Heath and should not be lost.

The huge size of the replacement building would contravene the rules governing replacement houses in Metropolitan Open Land and would be out of scale with and dominate the neighbouring area of Hampstead Heath. Thousands of daily visitors see Athlone House in the trees as a wonderful historic landmark as they enter from Hampstead Lane.

I believe developers should be called to account for flagrant disregard of planning conditions. And in future, any requirements such as the instructions to restore and maintain Athlone House, should be enforced prior to any new building work being allowed to go ahead.

Yours sincerely

Margaret Butt (Mrs)

22 Denewood Road Highgate London N6 4AJ Dear Sir/Madam,

Re: Planning Application 2013/7242/P

I am writing to register my strong objections to the planning application to demolish Athlone House and construct a new building on the site.

I am astonished that such an application is even possible, given the conditions upon which planning permission was granted in 2005 for the construction of new flats in Athlone's grounds: namely the restoration and maintenance of Athlone House.

My grounds for objecting are as follows.

- The requirement to restore and maintain Athlone House clearly precludes its demolition. The fact that the site has been sold must merely transfer the obligation to the new owner.
- 2) Athlone House is a landmark building: its destruction would diminish the architectural fabric of Highgate. It is handsome, distinctive and historic. The view of Athlone House from Hampstead Heath is extremely pleasing (one that I regularly enjoy - along with thousands of others). Having also visited the building in its time as a care home, I have also seen for myself its delightful architectural detailing, which deserves to be preserved.
- 3) The footprint of the proposed replacement would be more than sixty percent bigger than Athlone House. It would therefore contravene the rules on rebuilding houses in Metropolitan Open Land.
- 4) Viewed from the Heath, the weathered bricks of Athlone House blend attractively with Witanhurst. The stone fabric of the proposed replacement would break this sense of architectural unity, while its bulk would give it an overbearing aspect, ensuring it dominated and spoilt the view from the Heath.

I believe that we all have a duty to look after the architectural environment for present and future generations. Athlone House is an important building: we should be looking after it rather than threatening its destruction. I therefore urge you to reject this planning application.

Yours faithfully, Elizabeth Butt,

2 Normandy Mansions, Normandy Avenue, High Barnet EN5 2HY.

Dear Mr Thuaire,

I, a resident of Tufnell Park and a user of Hampstead Heath and Waterlow Park, am utterly appalled by the possibility that developers, having bought the stunning Athlone House, may be allowed to neglect the fundamental requirement of renovation.

I think something must be done to enforce their end of the original 'bargain'. They should be obliged, now that they have developed their modern properties, to renovate the historic house. Can a property reasonably be left, by developers, to fall so far into disrepair that all that can be done is to flatten it so they can happily cannibalise the prime site?!

Call me cynical but it all seems very fortuitous for these developers.

Thank you in advance for your time,

Best wishes for the year ahead,

Elena Jones 60d Tufnell Park Rd N70DT As a local Highgate Village Resident, and frequent visitor to the Heath, I wish to vehemently protest against the possible granting of planning permission to demolish Athlone house and build a modern mansion in its stead.

Athlone House should be conserved and originally permission was granted to build the flats on the proviso that the house would be 'made good' back to how it should be. Changing that will mean that the developers can get away with all sorts of things if they just wait long enough (they managed to build the flats but left the house), that is wrong and based on a lie. it will set a precedence for future developers that if you just wait a bit you can change everything.

it's a historic building and should be restored. The new house proposed looks vulgar, nasty modern and not in keeping with Highgate and will totally spoil the view from the Heath.

Lizzie Palmer and Ford Keeble 2 Angel Yard Highgate High Street London N6 5JT

Lizzie Palmer

We are residents of Highgate and wish to object strongly to the above planning application and the proposed demolition of the much loved Athlone House on the following grounds:

The demolition of Athlone House would cause substantial harm to the character and appearance of the Conservation Area and Hampstead Heath.

Athlone House is a building of architectural importance, rich in architectural detail and is part of the architectural heritage of the area. It is still capable of being restored so that it can be enjoyed by future generations rather than being demolished for short term gain.

Failure to retain and restore the house is in breach of the original s 106 Agreement and planning permissions granted to erect flats at the site. How can the Council ignore this and sanction the wilful neglect of the building?

The area of the new house would be substantially larger than the existing house. This contravenes the rules on rebuilding houses in Metropolitan Open Land such as Hampstead Heath.

The new house would be intrusive in size, scale, style, colour and detail, damaging the character of the neighbourhood and the Heath.

The existing house is enjoyed by both neighbouring communities and the millions of visitors to Kenwood and the Heath.

No further permission should be granted until the requirements to retain and restore the existing house have been fulfilled.

We would also send a plea to the current owners and their architects to reconsider their plans. How much more rewarding to use their funds and skills to restore the existing historic house.

Regards

Mr & Mrs T Beadle 8 Stanhope Gardens London N6 5TS

2013/7242/P

Please don't allow Athalone House to be destroyed on your watch. Highgate is gradually being pulled apart by the greed of wealthy developers. Real people still live here and grew up here and would like something of what they cherish to be left.

Yours

Monica Teversham



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 <u>Ref.No</u> above) from being approved.

Yours sincerely

Jean Eisler 2, Millfield Lane London N6 6JD

I am shocked to hear that once again there is a threat to knock down Athlone House. I thought that this had been resolved a few years ago. I urge Camden Council to enforce its earlier decision to require the restoration of the house.

I am a long-term resident (>25 years) of the area and a frequent walker on the Heath.

Yours sincerely Barbara Abraham NW3 I am writing to oppose planning application 2013/7242/P, to demolish and replace Athlone House on the borders of Hampstead Heath.

Athlone House is an interesting and historic piece of architecture, which ought to be preserved. The house is now nearly 150 years old and is a fine example of Victorian architecture: I know the house well as I regularly visited it when it was a hospital to play music to the residents and I know therefore that it has retained its original features inside, as well as outside. We have surely long since got past the attitude that Victorian architecture is not worth preserving (which would for example have seen St Pancras demolished), and if so fine an example as Athlone House can be demolished, then no Victorian building in the area can be considered worth preserving. If it were refurbished as originally required by the Council, it would make a wonderful home or public building.

I understand that the developers wish to replace Athlone House with a much bigger building – one which is 60% larger than the existing house. Such a building would dominate the view from the Heath at the much used entrance to this near the Kenwood stables. As a frequent walker on the Heath I love the view across to Highgate village of fields and woods with just Athlone House, one other more distant house and a church spire visible but blending into their natural surroundings. The proposed modern, much larger building, will stand out, unlike Athlone House. I understand too that its size would also contravene the rules that relate to the replacement of houses in the Heath area as it is Metropolitan Open Land.

Finally, planning permission was only given to build new houses in the grounds of Athlone House on condition that the original house itself was kept and restored. It is vital that the Council should enforce the original requirement to preserve and refurbish Athlone House – if it does not in such a high profile case, developers will know that they can ignore any such requirements in future.

In conclusion, the Council must uphold its original decision that Athlone House should be preserved and refurbished and not allow private gain to override the preservation of a part of our heritage and a part, moreover, which will affect the thousands of people who visit Hampstead Heath, and for whom it is a major contributor to their quality of life.

Yours sincerely

Bridget Butt 47 St John's Villas London N19 3EE



Dear Sir or Madam

I am writing to oppose the scheme to demolish Athlone House, and to ask that the council insist that the house be maintained and restored according to the original terms of the planning application made in 2005. The house is so beautiful, it should be restored and, if it does not already have Grade II listed status, this should be granted. The plans for its replacement are far too large and contravene the rules on rebuilding house in Metropolitan Open Land.

Please don't let this piece of architectural heritage be destroyed.

Yours faithfully,

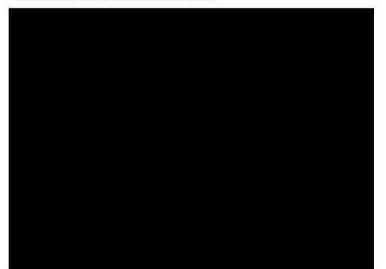
Jane Berry.

"Above all, be the heroine of your own life." Nora Ephron



Dear Justine Carr-Brion,

Re: Athlone House Hampstead Lane London N6 4RU





Dear Ms Ruth Blair,

Re: Athlone House Hampstead Lane London N6 4RU - Proposed demolition of a property that is to be restored



Dear Mr Thuaire,

You will have heard arguments about the architectural merits of the building and its picturesque contribution to views across Hampstead Heath. I wish to stress its associative values, for people who have had family there, whether as patients of the hospital or as (in my case) a father trained before serving in RAF Intelligence in Burma in the second world war. Associations are a key part of a building's 'amenity value'. If you listened to John Betjeman reading Summoned by Bells on Radio 4 Extra yesterday and today you may have recognized his fond recollection of the house which many know by its original name, Caenwood Towers:

Mysterious gravel drives to hidden wealth

Wound between laurels-mighty Caenwood Towers

and Grand Duke Michael's house and holly Lodge ..

('Grand Duke Michael's House' refers to Kenwood)

Please respect the wishes of the local residents.

Julius Bryant



Athlone House

I find it hard to believe that planning laws can so easily be circumvented by developers who wish to make huge profits from protected buildings and precious spaces in London.

I have lived around the Heath all of my life and Athlone House is a special landmark.

I cannot understand how the original developer got away with reneguing on the obligation to restore the house and allow it to deteriorate to such a degree. Why were they allowed to sell on the new flats before completing their contract? The new owners seem to be resorting to blackmail by inferring that they will allow the house to fall down rather than do anything to save it. Surely this is not legal.

Please save this house and our precious Heath from greedy developers.

Lindsay Fitzpatrick 93 Wentworth Road London NW11 0RH



Re: Athlone House

I would like to register my objection to the scandalous proposal which shows no respect for the precious Hampstead Heath.

The whole affair is arrogant, greedy and dismissive of planning regulations, which are supposed to be there to protect our environment.

The Heath is under threat and I urge you to use your powers to help save Athlone House and the Heath.

John Fitzpatrick 93 Wentworth Road London NW11 0RH

Sent from my iPad

PLANNING APPLICATION DETAILS

Year: 2013

Number: 7242

Letter: P Planning application address: Athlone House

Title: Ms. Your First Name: Emma Initial: Last Name: McClelland Organisation: Comment Type: Object

Postcode: NW6 3QA Address line 1: Flat 1, 44 Aberdare Gardens Address line 2: LONDON Address line 3: Postcode: NW6 3QA

Your comments on the planning application: I am writing to object to the proposed demolition of Athlone House, and its replacement with a building of much larger bulk and brighter colour. The proposed building would be a massively dominating presence in the landscape, and have an exceptionally damaging effect on the character of Hampstead Heath - an open space which for millions of Londoners, and visitors from far and wide, provides a haven from the increasing overdevelopment of the city itself.

I understand that permission to demolish Athlone House has already been refused twice, and it seems clear that the multiple, sound reasons for refusing continue to be relevant to the current application.

IF YOU WISH TO UPLOAD A FILE CONTAINING YOUR COMMENTS THEN USE THE LINK BELOW

No files attached

ABOUT THIS FORM

Issued by: Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE Form reference: 9087636

Dear Mr Thuaire,

I object to this planning application. Highgate would not be Highgate without its heritage. Knocking down Athlone House does not protect or preserve Highgate's heritage and would be to the detriment of Highgate and the views from Hampstead Heath.

Yours sincerely,

Matthew Middleweek

Dear Mr. Thuaire,

I strongly object to the application 2013/7242/P for all the reasons the Heath and Hampstead Society and Highgate Society

have well articulated and have already won a legal battle over which are:

 $\begin{array}{l} & \sum_{i=1}^{N} \left\{ \left\{ \left\{ i \in \mathcal{M}_{i} \in \mathcal{M}_{i}$

Γνιμή θειώ της απλίχαντα σηουλά παψ έγνανχισλλψ το της χουνχίλ, διάριουσ σοχτετιεσ ανό της χομμυνιτή φορ τετο εφόρρτα το μιακε αι μοχικρίψι οφ συρ φυστιχε συστεμί, λαφά, περί ταχε ανό φαιψ οφ λιψε. Τηινικ τι ποσαβλει τηται πεοπλει οφ τητα τιλι κοιλι στοπ ται νοτηινή το γετ τηρρε φαιψ. Γιμήνε της χουνχίλ το ιναιστα ου 24 ηουρ συρθείλλανχε ανό φορι ώμε δετεχτορα ανό διαλαμισ το βει υναταλλέο το αρεθανεί ταινιψι φύρτης, φαιστα τι μιψ θεικοι το ιναινιτίναν λάστομχτικοι ο ό τηλονε House.

Ψουρσ σινχερελψ,

θομεσ Βιρχη

22 Laystall $\Sigma T E X 1 4 \Pi A$



Dear Mr Thuaire

As long-term local residents, we object strongly to the proposed demolition of Athlone House and its replacement by a much larger and more obtrusive building, on the following grounds:

1 - There is no good case for the demolition of the existing building

1.1 The building is a historic landmark which sits well over the north east of Hampstead Heath

1.2 The building is of some significant architectural interest and the Conservation Area would not be enhanced by its removal

1.3 The building stands on Metropolitan Open Land on which such development, notably replacement by a significantly larger building, is precluded by Policy

1.4 The building, despite some neglect, it in sound condition structurally and is capable of refurbishment and bringing into use for either private or public purposes

1.5 The building is subject to a Section 106 Agreement, made in 2005 and amended in 2006 and 2008, which provides for its preservation and refurbishment: this agreement is binding on the current owners.

2 - The proposed replacement building is inappropriate for the site

2.1 It is excessive in scale, being close to double the existing building, clearly inappropriate for Metropolitan Open Land

2.2 It would be much more visible and obtrusive from several key viewpoints on Hampstead Heath, notably from the important viewpoint east of Kenwood House

2.3 The pretentious neo-classical style and light coloured finish proposed would be totally out of keeping with the position

2.4 Following the tasteful restoration of Kenwood House, it would be disgraceful to permit its closest neighbour to be vandalised in this manner.

Camden correctly turned down the previous application to develop this site, and were supported in this by the Planning Inspector; since then the plans have been changed in some minor ways but all the arguments against the previous proposal still apply to this one.

We therefore urge Camden to refuse this destructive application.

Yours sincerely

Harley Atkinson and Roberta W Hill Dancers End Fitzroy Park Highgate London N6 6HT

Dear Sir,

I am a resident of Highgate living on Hampstead Lane and I object to the proposed demolition of Athlone House. This house is one of the the most dominant and awesome features of the area one I enjoy every time I visit the heath. Please do not destroy this historic vista - one that belongs to the local people.

Regards

Toby Hollis

Dear Mr Thuaire,

I live on Hampstead Lane and like most residents of Highgate, I object to the proposed demolition of Athlone House. Athlone House is a historic landmark for the area and I hate to think that I will no longer be able to enjoy the view of it from the heath. Please do not allow it to be demolished as it represents such a significant part of our architectural history of the area.

Regards

Jenny Bullis

Dear Mr Thuaire,

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.

Yours sincerely,

Gary Wallis

Dear Mr Thuaire,

Re application number 2013/7242/P - Athlone House

I am writing, like so many of my neighbours, to oppose this application.

Because Camden Council considered Athlone House such an important building, the developers' original application to build some flats behind it was only granted on condition that they restore the House itself to good condition. I appreciate that you are now dealing with new developers, but the proviso remains. I understand they argue that the House has now deteriorated so much that demolition is preferable. However, this is due to the developers' own negligence in not attending to the House's condition sooner. Restoration now may be more expensive than a few years ago, but it is by no means impractical.

I am one of many who walk on Hampstead Heath weekly, and I am keenly aware that the experience is made up of both the Heath itself and its surroundings. Athlone House is one of the most important of the buildings we see perched around its fringes, where it blends in comfortably because of its non-intrusive design and limited size, whereas the proposed new building is quite the opposite. I also value the House's history, particularly its part in two world wars as a nursing home, and as an RAF training centre.

It would be an incalculable loss to Hampstead Heath, Highgate and Hampstead if Athlone house is demolished. It would also be a severe blow to the residents' respect for Camden Coucil, and for any future attempts to enforce its planning decisions.

Yours sincerely,

Tamar Karet 17B North Grove Highgate London N6 4SH



Dear Mr Thuaire

I object to the application to demolish and replace Athlone House on the following grounds:-

- The Developer freely entered into the S106 agreement, to restore the house and 2 cottages in return for receiving planning approval to erect about 24 large apartments, on which he has made a substantial profit
- Nothing has changed since this agreement was made, and it is ESSENTIAL that Camden Council now enforces its conditions to restore Atlone House, Caen Cottages, and the Gatehouse
- 3. When Athlone House was acquired by him it was well maintained and, as a working hospital, was completely habitable. The argument that it is now too badly deteriorated to restore is entirely due to neglect by the developer, and so must be discounted
- Demolition of the existing mansion would be a loss of a heritage asset, and would impact on the Conservation Area
- The proposed replacement is materially larger than the current building and hence is contrary to MOL policies
- 6. The proposed replacement is ostentatious and highly intrusive in design, materials and colours, and will significantly impact adversely on the visual setting of Hampstead Heath

For all the above reasons, I urge that this application be refused, and that the S106 Agreement be immediately enforced

Jeremy Wright former convenor of the Athlone House Working Group

17 Croftdown Road London NW5 1EL



I object to the above ref: 2013/7242/P on the grounds that the plans contravene previous planning consent ie to preserve and restore a landmark property.

Additionally, I object on the grounds of design, bulk, density, impact of noise from plant equipment, traffic parking, road safety, new uses of buildings and land, inappropriateness in a conservation area and an important and historical public space that is much loved and cherished by locals and visitors alike.

Many thanks. Kind regards

Ruth Blair

Sent from my iPhone

Dear Mr Thuaire,

Re application number 2013/7242/P - Athlone House

I am writing, like so many of my neighbours, to oppose this application.

Because Camden Council considered Athlone House such an important building, the developers' original application to build some flats behind it was only granted on condition that they restore the House itself to good condition. I appreciate that you are now dealing with new developers, but the proviso remains. I understand they argue that the House has now deteriorated so much that demolition is preferable. However, this is due to the developers' own negligence in not attending to the House's condition sooner. Restoration now may be more expensive than a few years ago, but it is by no means impractical.

I am one of many who walk on Hampstead Heath weekly, and I am keenly aware that the experience is made up of both the Heath itself and its surroundings. Athlone House is one of the most important of the buildings we see perched around its fringes, where it blends in comfortably because of its non-intrusive design and limited size, whereas the proposed new building is quite the opposite. I also value the House's history, particularly its part in two world wars as a nursing home, and as an RAF training centre. It would be an incalculable loss to Hampstead Heath, Highgate and Hampstead if Athlone house is demolished. It would also be a severe blow to the residents' respect for Camden Coucil, and for any future attempts to enforce its planning decisions.

Yours sincerely,

Tamar Karet 17B North Grove Highgate London N6 4SH



I object to the plans to demolish Athlone House on a number of grounds: It is a familiar landmark on Hampstead Heath; It is of architectural interest in its own right; It should be restored to its former glory which I understand would easily be possible;

Following the planning permission granted in 2005 the original terms should be met: The building of any new flats was predicated on the restoration of Athlone House - this is outstanding and needs immediate rectification;:

The new building for which planning permission is now being sought is far too big for the area (Athlone House is quite large enough) and contravenes the rules on rebuilding houses on Metropolitan Land.

If you wish to have any further comments from me, do not hesitate to get in touch.

Olivia Timbs N19 3JX - and regular walker on the Heath.



Dear Mr Thuaire,

We wish to object to the demolition of Athlone House. It has been a landmark on the skyline of the Heath for years and the replacement of it with a modern and much larger house would affect many people's enjoyment of the views from the Heath. To even ask for permission to do so is going completely against the provisions made to protect the house when permission to build the flats was originally given and would set a precedent which could see much of our local history destroyed.

The Heath belongs to London and it should not be possible for the very wealthy to change the rules under which planning consent was given for the erection of flats in the grounds in 2005. The house was then deliberately neglected since then so that a new planning application to demolish it could be made.

Profit has been made from the sale of the flats and now the exterior of the house should be restored and nothing larger allowed to be built. I am sure it is possible with plenty of money to create a suitable interior within the existing footprint of the house and keep the view of the house from the Heath unchanged.

Kenwood House has been restored and so has Witanhurst, both part of the structure of the views from the Heath. Athlone House is no less important as a historic building.

Please take account of our objections when you review this case. It is important to all users of the Heath.

Stephen and Leila Hodge

12 Highgate Close London N6 4SD, UK



To Whom It May Concern in regard to the above application.

I am writing to protest about the proposed plans to destroy Athlone House. I have considerable past experience of working in this beautiful and historic house, as for many years I led inter-faith services there, to bring comfort to those residents suffering from Alzheimer and other degenerative diseases in care in this house.

The internal staircase, and the appointment of the main reception rooms, are of a particularly beautiful design. The exterior also, is an architectural jewel that needs to be preserved not destroyed. This is particularly important because of the position of this beautiful building over looking Hampstead Heath, a landscape vista that we should without question, preserve for the future.

I urge you in the strongest possible terms, not to agree to, the destruction of Athlone House.

I look forward to your response.

Yours faithfully,

Valerie F. Doulton

Valerie F. Doulton Director The Live Literature Company www.theliveliteraturecompany.co.uk

Val Valerie F. Doulton Director The Live Literature Company www.theliveliteraturecompany.co.uk To Whom It May Concern in regard to the above application.

I am writing to protest about the proposed plans to destroy Athlone House. I have considerable past experience of working in this beautiful and historic house, as for many years I led inter-faith services there, to bring comfort to those residents suffering from Alzheimer and other degenerative diseases in care in this house.

The internal staircase, and the appointment of the main reception rooms, are of a particularly beautiful design. The exterior also, is an architectural jewel that needs to be preserved not destroyed. This is particularly important because of the position of this beautiful building over looking Hampstead Heath, a landscape vista that we should without question, preserve for the future.

I urge you in the strongest possible terms, not to agree to, the destruction of Athlone House.

I look forward to your response.

Yours faithfully,

Valerie F. Doulton

Valerie F. Doulton Director The Live Literature Company www.theliveliteraturecompany.co.uk

Val Valerie F. Doulton Director The Live Literature Company www.theliveliteraturecompany.co.uk



To Whom It May Concern in regard to the above application.

I am writing to protest about the proposed plans to destroy Athlone House. I have considerable past experience of working in this beautiful and historic house, as for many years I led inter-faith services there, to bring comfort to those residents suffering from Alzheimer and other degenerative diseases in care in this house.

The internal staircase, and the appointment of the main reception rooms, are of a particularly beautiful design. The exterior also, is an architectural jewel that needs to be preserved not destroyed. This is particularly important because of the position of this beautiful building over looking Hampstead Heath, a landscape vista that we should without question, preserve for the future.

I urge you in the strongest possible terms, not to agree to, the destruction of Athlone House.

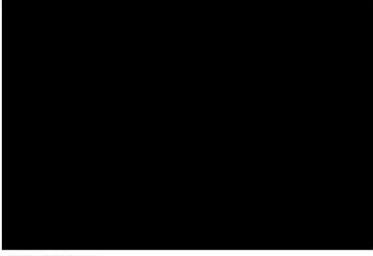
I look forward to your response.

Yours faithfully,

Valerie F. Doulton

Valerie F. Doulton Director The Live Literature Company www.theliveliteraturecompany.co.uk

Val



To Whom It May Concern

As both a local resident and as a practising architect with considerable experience in conservation of historic buildings, I am writing to urge Camden Council to reject any applications to demolish Athlone House in Highgate. Furthermore, I believe the original agreement to restore this significant local building should be enforced.

The grounds for my objection are as follows:

1. The construction of flats previously permitted in 2005 was on the express condition that the historic house be conserved, even if it was to be subsequently sold on .

2. Restoration and reinstatement is viable. It is my understanding that the cost of such would be a fraction of the cost of the proposed newbuild.

3. The newbuild proposals allow for a much larger residential footprint, and this is not allowed so near to Hampstead Heath (Metropolitan Open Land rules)

4. It is the wrong style, with inappropriate colours and details. Its also far too big and should not try to compete with an authentic neoclassical historic building such as Kenwood House, recently overhauled. What is proposed is in any case out of keeping with the predominantly Georgian/Victorian/Edwardian character of its immediate surroundings. Notwithstanding the previous comment, it is my view (in line with the principles of The Society For The Protection of Ancient Buildings) that, were any new building to be allowed on the site, it should preferably be a high quality design of its own time, instead of faking history.

5. The destruction of historic fabric is inherently unsustainable in terms of the embodied carbon value of its materials, and therefore in principle, contradicts any assertions regarding potential CO2 asvings to be achieved with a major and highly specified 'top-end' newbuild, even if it could be shown to be theoretically energy efficient, BREEAM -compliant etc. Anyone familiar with how construction actually works, knows exactly how these matters can be finessed in planning, in full awareness that any such environmental conditions cannot adequately be enforced during the actual build due to the shortage of suitably qualified specialist planning officers.

I oppose this wanton destruction and the tasteless ostentation of the developer-Palladian that is proposed as its replacement.

Yours sincerely

Margo Sagov Architect 10 Brookfield Highgate West Hill London N6 6AS





Dear Mr Thuaire,

I would like to submit my objection against demolishing Athlone House.

I walk regularly on Hampstead Heath and the silhouette of the house cannot be replaced by something inappropriate just like that. I and other Camden citizens pay our council tax to Camden in order that Camden may protect our common architectural heritage.

Neither do I see a reason why the developer/owner are now flouting the obligations they signed to when they were permitted to build modern flats on the grounds of Athlone House. As it is clearly them who allowed the beautiful Athlone House to deteriorate, it has to be them who will now make sure that it is restored.

I hope that Camden will stand on the side of its citizens and Hampstead Heath visitors and all those valuing London's architectural heritage.

Regards,

Renata Korpak.

44A Lambolle Road London NW3 4HR.

From:	ruth petrie
Sent:	31 December 2013 17:33
To:	Planning
Subject:	Fw: Automatic reply: 2013/7242/P - Athlone House - RC 06/01/14 to be logged or IDOX

Categories:

Orange Category



I am writing to object in the strongest terms to the above application to demolish Athlone House and replace it with a new building of very doubtful merit. Furthermore, the planning agreement to restore the existing house, which runs with the land irrespective of ownership, should be enforced. As a chartered architect, I do not agree with the highly speculative cost figures that have been put forward to justify replacement rather than restoration. I support the objection already made by The Heath and Hampstead Society and call on the council as LPA to refuse the application and enforce the existing Section 106 Agreement.

Regards

Douglas Maxwell 14 Frognal Way London NW3 6XE

1

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

Dear Mr Thuaire,

I am writing to you to express a deep concern about this planning application to destroy Athlone House, which is an important part of Highgate's architectural heritage.

I am particularly concerned that Camden Council should be allowing this to go ahead despite the fact that the original buyer of the house a few years ago had planning approval given for a new block of flats on the grounds of the house ON CONDITION THAT the house itself were restored and maintained.

There appear to be three options for the way forward:

A) the preferred option is that the current owner of Athlone House is required to deliver on the commitment to restore and maintain the house as in the original planning agreement;
B) that planning permission for demolition of the building be rejected, and the original signatory to the above agreement be pursued in order to provide the necessary funds to restore and maintain the house - which they should have done before sale;

C) If planning permission for demolition is approved then it is left for the community of Highgate/Camden to take up the case against Camden Council and the individual members of staff concerned for a fundamental dereliction of duty.

How can you possibly expect the people/electorate of Camden/Highgate to have any respect whatsoever for Camden borough Council, for its planning department, its planning process and its planning decisions if agreement is granted to this planning application. Such a decision would only confirm what is already widely believed, which is that money can achieve anything in present day Britain and democracy and due process of law count for nothing.

I look forward to news of rejection of this planning application.

Yours sincerely

Les Dangerfield N6



Dear Charles Thuaire,

This is a PLEA FOR ATHLONE HOUSE AND FOR INTEGRITY and LEGAL FAIRNESS by Camden Council:

I am writing on behalf of so many people who live, or have lived, in North London and who know about, or whose lives have been touched by Athlone house and its caring history - which is so much valued.

Please consider the huge impact of any decision by Camden Council to accept the latest Planning Permission Application to demolish this house in order for the new owners to build an utterly gross mansion in its place.

This whole situation, if allowed, would seem to indicate the power of the billionaire in our society, now - and I thought Canden Council was/is a decent Council, with principles. You will be well aware of all the widespread feeling about protecting Athlone House and about the agreement made originally when you sold it and allowed luxury flats to be built within its grounds! How can you possibly now justify considering abandoning this agreement and simply going against the whole agreement process? And the current new owners, trying very persuavively, to suggest that Athlone House is no longer salvageable now simply will not wash! We assume you know well that where there is the will and the money - such a house can of course, be restored...And then, there's the original agreement!

The very possibility of Camden Council considering allowing this demolition to go ahead is creating a huge amount of disgust, utter dismay and concern - for what it means in the wider sense, as well as for the loss of such an historic building on our heath. The reputation of Camden Council is at stake.

Please restore some degree of faith in us, the residents of North London - and of Camden - (and in those who voted for you in the Council) - and refuse any such PP to demolish the house. However cleverly the 'reasoning' behind it it may be being presented. Then we can also have some faith that you are not simply swayed totally by money. Most of us realise that 'money speaks' increasingly in this society now - and we are also well aware of the huge number of properties being bought up or bought, then demolished - by millionaires who want to profit further from building and selling ultra luxury flats in our midst. We urgently seek some support and decency in dealing with this unacceptable situation.

We are relying on you to show integrity in this matter.

Yours sincerely, Lisa Robinson (Mrs) I write to object most strongly to the proposal to demolish Athlone House.

Athlone House is an important landmark building and I urge you to decisively reject the proposal to demolish and redevelop the site.

Yours sincerely

Tim & Linda Watson Holly Mount, NW3



Dear Mr Thuaire

We feel that it would be detrimental to the Heath to knock down Athlone House. As planning permission to build flats was only given on condition that the house was restored, we feel strongly that the owner should fulfil that obligation. Presumably much money was made from the residential development and could be used to fund the necessary repairs to Athlone House.

Yours sincerely

Mave Turner and David Dutton Dear Sirs,

I am not a local resident of the area but was walking there last weekend at Kenwood House and would like to add my voice to the appeal to save this beautiful house. It would be sad indeed and the developer should be made to stand by the agreement.

Olivia Verbian

Dear Sir,

I write in connection with the above appeal and wish to register my very strong opposition to the latest attempt to overtum earlier decisions for the destruction of this highly important Victorian villa. I have lived in Highgate with my family for over 30 years and walk regularly on Hampstead Heath especially in the area around Kenwood House. Athlone House contributes very importantly to the character of this area and its destruction and replacement with a massive modern building would in my view be an act of vandalism.

My grounds for objection are as follows:

 First and foremost, permission to develop the blocks of flats on the site was given on condition that Athlone House would be renovated and restored to its former state. To me it is inconceivable that the Council can now be expected to agree to this condition being waived or ignored by a subsequent developer.

2. The proposed replacement is totally out of keeping with the area and would damage the character of the area around Kenwood House.

3.The proposed new house would be absurdly large and I understand some 60 per cent larger than the existing Athlone House, which itself is a very substantial villa.

I trust this latest application will be rejected in its entirety.

Yours Faithfully,

David Causer, Hampton Lodge, North Road, Highgate, N6 4BD Sent from my iPad

Dear Sirs Re. Athlone House

I have just phoned the Victorian Society who confirm that they have definitely filed their own objection to this proposed destruction of an integral part of London's Skyline.

The Neo-Georgian office block proposed in its place might, perhaps, look better somewhere on the shores of the Gulf, and it seems questionable whether the new owners would even get round to paying Camden's Rates, as we can assume they may technically be a 'non-dom' off-shore outfit.

Camden have an extremely clear duty to enforce their original decision, made quite recently, that Athlone House can and must be restored. This effectively counters the Crocodile-tear-stained comment by the Architects of the proposed new structure that "Sadly, the original property had undergone such severe deterioration that it is no longer capable of restoration".

If there are legal quibbles, Camden's Councillors MUST surely have both the responsibility and the power to sort these out, on behalf of Londoners and to preserve London's Historic Skyline for future generations, rather than wreck it.

Yours faithfully

John Graham N6 resident

Subject: DO NOT DESTROY ATHLONE HOUSE

I write to object to any plans to destroy Athlone House. It is the obligation of the council to protect this historic and much loved building from the GREED of rich international cultural terrorists. Houses all over this area have been raised due to the bullying of these tasteless billionaires.

The Council has to be strong and say NO!

Tessa Wilson 109 North Hill N6 4DP I am writing to you to strongly oppose the destruction of Athlone House.

The house has stood for 150 years and should be restored as per the owners legal and contractual requirements.

If the owner cannot meet their contractual demands the house should be given to the National Trust and restored for the public to enjoy.

We have lost far too much of the areas history already to these new and very ugly, ostentatious mansions being built by the super rich.

I have long admired the views on the Heath which the few great homes that are left add to greatly. Again I strongly oppose this application.

Regards.

Owen Green North Hill

Highgate

N6