

Dear Mr Thuairé

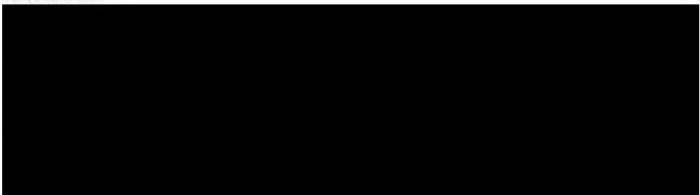
Athlone House ref 2013/7242/P

I am writing to lodge the strongest possible objection to the plans to demolish Athlone House.

Best regards

Neil Alford

Professor Neil McN. Alford MBE FREng.
Professor of Physical Electronics and Thin Film Materials
Vice-Dean (Research) Faculty of Engineering
Head of Department of Materials
Imperial College London
Exhibition Road
London SW7 2AZ






Dear Sir,

Ref. 2013/7242/P

My wife and I wish to support the Athlone House preservation application. As regular users of Hampstead Heath / Kenwood area we find the keeping the appearance of the House essential to the character of the whole area. Demolishing such a prominent building, visible from afar at least 180 degrees would, I am afraid. alter the area adversely.

Sincerely,
George Badacsonyi





Dear Charles Thuairé

Re: Athlone House 2013/7242/P

I feel very strongly that this building should not be demolished but restored *as in the original agreement*. If it is demolished, this will not only be shameful in itself but will also act as a most unwelcome precedent.

Yours sincerely,

Anne Charvet

60 Compayne Gardens
London NW6 3RY



Dear Sir

I am writing to oppose the destruction of Athlone House on these grounds :-

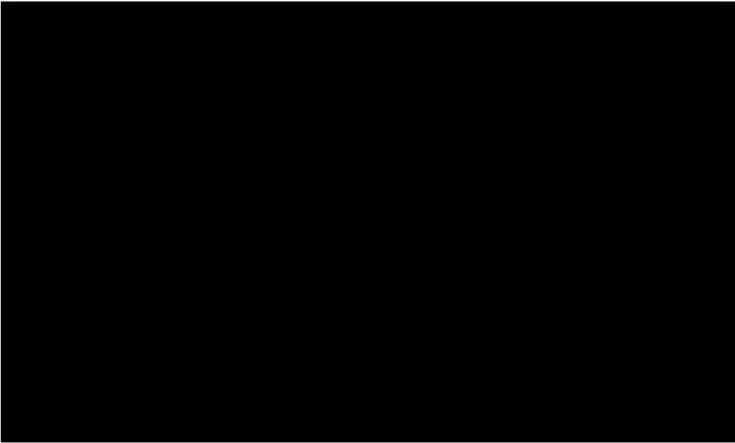
- Permission to erect the neighbouring flats required that the house be retained and restored regardless of ongoing sales
- Athlone house is rich in architectural detail inside and out. I understand that it is still in good condition.
- The proposed development would be much larger than the existing house contravening planning rules
- The proposed new house would be damaging to the character of the area given it would be so visible from many vantage points on the heath.

Kind regards

Rod







Dear Mr Thuaire

Planning Application 2013/7242/P

I am writing to strongly object to the planning application to demolish Athlone House.

As I'm sure you know, under the previous planning permission, the house should have been restored, in return for the developer being allowed to build flats. I don't understand why the Council failed to enforce its own planning rules.

Now, however, is its chance to make amends for its shockingly slack enforcement policy - the Council should refuse planning permission for the demolition of a much-loved house. Why should we lose another piece of our historical legacy, just because someone with a huge amount of money wishes it?

I was lucky to grow up in Highgate, near to the Heath, so spent many years enjoying the various vistas on show - including Athlone House. My financial circumstances mean I no longer live in that part of London, and am currently living in Hackney. However, I still visit the Heath frequently in the summer months, to enjoy the walks and views, perhaps now more than ever.

Once our history is knocked down it is gone for ever. We simply don't need another rich man's palace on the edge of the Heath - please do what you can to ensure the survival of Athlone House. The proposed replacement is larger, more ostentatious and will dominate the skyline.

Hampstead Heath is loved and used by millions of people - some local, some not - and we need your help to see off this latest attempt to change the landscape forever.

Sincerely



Dear Sir,

As a long term resident of Highgate, i wish to register my strong opposition to planning permission being granted for the demolition of Athlone House.

Yours faithfully,

Sarah Gillett
281 Holly Lodge Mansions
Oakeshott Avenue
N6



Mr Thuairé

My wife, Dr Margaret Kirk and I are astonished and outraged to hear that after the apparent firm rejection of the application to demolish this fine landmark building, it is once again threatened.

We believe that the obligation to restore the house, part of the agreement to build flats, has been ignored. Before even accepting the fresh application that has now been received, the developer should fulfil the initial obligation to restore the house and maintain it.

Yours sincerely,

RM Kirk

Margaret Kirk

Professor R M Kirk MS FRCS
Academic Department of Surgery
9th Floor
Royal Free Hospital
London NW3 2QG





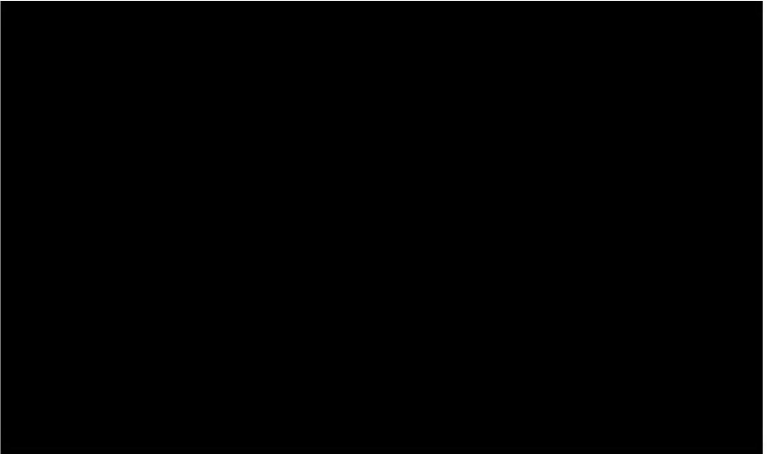
Dear Mr. Thuairé,

I am writing to register the strongest possible objection to the shocking plans to demolish Athlone House. My son and I walk by this beautiful landmark every day, and I find it completely inconceivable that such a plan could possibly be approved. Beyond the fact that the owners of the property should be bound by their obligation to restore this historic building, the proposed 'replacement' mansion would blight views from the Heath for all from Highgate to Hampstead. Such overdevelopment demonstrates a complete lack of respect and appreciation for the beautiful and historic part of London we are lucky enough to live in.

Camden Council must stand up to selfish developers and celebrity lawyers and ensure we preserve the rich history and beauty of the Heath for now and for future generations. Do not roll over and allow them to renege on the agreement you secured in the first place for good reason – that Athlone House be restored.

Sincerely,

Mark Sheppard



Dear Sir
RE 2013/7242/P

I write in objection to the above referenced application.

To allow this application to go through must surely contradict the terms of the original application. I would therefore assume the decision would be appealed if granted, putting Camden to needless cost and embarrassment. I would also imagine that a legal challenge would follow.

The new application takes no account of size , scale and detailing .It would damage the wider area. The application seems to indicate that it is at least half as big again , or more and given that it is on metropolitan open land , it must be subject to to the rules set out in the 2008 Court of appeal decision relating to the Garden House site. Combined these must lead to a decision to refuse.

Maintain and enforce the terms the terms of the original application.
your sincerely
Ed Jordan
local resident



Dear Sir

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

I have lived in this area for over 30 years and the preservation of historic houses, the heath and associated views is something that is entrusted to us to preserve for the future.


I oppose the application on the basis that there is no benefit to the local community in the proposed development. Quite the contrary it demolishes a unique building that can certainly be restored - and would be a blight on an area of outstanding natural beauty ie the heath.

In addition how it is that a developer can benefit by the permission granted to construct new flats but not keep his side of the bargain. In pure contract law this does not seem right It would also set a very bad precedent for the future if developers realise they never have to live up to any deal they strike!

I hope I can rely on Camden Council to clearly reject this fresh application.

Yours sincerely

Peter Haynes



Dear Planning

A deal is a deal. Camden Council should not allow developers to welch on a freely-entered obligation to restore Athlone House. In doing so, Camden would make a mockery of a legal agreement, betray the trust of its electors and pander to profit.

Alex Finer

South Hill Park

Dear Mr Thuaire,

My husband, Professor Mark White, and I are strongly opposed to the demolition of Athlone House in Hampstead Lane, Hampstead, London NW3, and the erection of a new house, which the developer concerned has re-submitted.

Athlone House is a cherished, landmark Victorian building overlooking Hampstead Heath in North London, and one of London's finest Victorian houses. This should be reason enough for the Council to reject the planning application out of hand - to demolish Athlone House and erect in its place a larger monolith of a mansion in lighter coloured stone which would irrevocably damage the architectural and historic character of Hampstead and its environs and the views from the Heath.

Planning permission was given in 2005 to the then developer to construct flats in the grounds of Athlone House on the condition that he maintain and restore Athlone House within 3 1/2 years, which he agreed to but neglected to do. Irrespective of the fact that the house has a new owner/developer, the Council is obligated to enforce their decision for the developer to maintain and restore Athlone House. Should the Council neglect to uphold their original decision, this would surely be regarded by many residents and visitors as a travesty.


Hampstead is a jewel in the historic crown of the City of London and Athlone House is a part of our beloved and bejewelled City. The importance of preserving Britain's rich architectural and cultural heritage for current and future generations at the expense of someone who is seeking to profit by building a house that is 60% larger than the current house, and would be intrusive in scale, size, style, colour and detail, cannot be overstated. Quite apart from that, the proposed house would contravene the rules on rebuilding houses in metropolitan areas.

I believe it is my duty as a concerned citizen and beneficiary of Britain's rich architectural heritage to leave no stone unturned to ensure the preservation of Athlone House.

Yours Sincerely

Amanda Armstrong-White and Professor Mark White Hampstead, London NW3

Sent from my iPhone



Dear Mr Thuairé,

I wish to protest most strongly against the proposed development of Athlone House.

The Heath is under threat more now than it has been since the mid nineteenth century through the greed of people who do not care about the beauty or history of the area.

I appreciate that this is not enough reason to stop the application but I think the pure ugliness of what will replace Athlone House and the detrimental effect it will have on the Heath should.

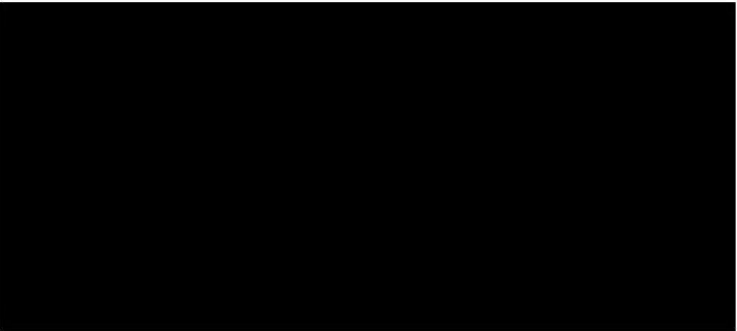
The people who live here really have had enough of misery making developments and I think the time has come for those that do live here and pay their way to do so should be given some consideration at long last.

Yours sincerely,

Ken Pyne

15d Well walk

NW3 1BY



Dear Mr Thuairé

Please take this email as our objection to the proposal to demolish Athlone House, ref 2013/7242/P.

We wish to associate ourselves with the arguments put forward by the Heath and Hampstead Society.

Please let us know the outcome of the application.

Regards

Anne, Stephen and Peter Hornsby

9 Hampstead Square NW31AB

As Mr Thuaire is away until 6 January 2014 I am redirecting this.

Judith Bronkhurst

84 North Road London N6 4AA

26 December 2013

For the attention of Mr Charles Thuaire
Case Officer
Camden Council

Dear Mr Thuaire

re. Athlone House

Despite the impressive Design and Access statement concerning the demolition of Athlone House, I should like to add my voice to the objections raised by the Highgate Society, English Heritage and the Victorian Society (of which I am a longstanding member).


First of all, the only reason that permission was given in 2005 for flats to be erected in the grounds of Athlone House was that the house itself should be restored. Contrary to the claims of the developers, this *is* feasible even though the house has been horribly neglected. Although it is not listed, it is not devoid of architectural merit, as Pevsner makes clear.

The current Victorian building sits well in the landscape as seen from Kenwood, whereas its proposed replacement, with its pale stone walls and green roofs would look totally inappropriate. Moreover, the scale of the proposed new house is larger than the existing one. This contravenes the rules on rebuilding houses in Metropolitan Open Land.

All this was gone into in 2011 when a previous application was refused. I trust that the current application will be thrown out and that the new owners can be made to renovate the existing Athlone House.

Yours sincerely

Dr Judith Bronkhurst



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

Dear Sir

I wanted to add my voice to the campaign to prevent the destruction of Athlone House.

I and my family are local residents and frequent walkers on and users of the Heath. My daughter attends school in Highgate.

Athlone House is an important and iconic local landmark and could be restored and developed into a stunning home or other amenity. There is no need or excuse for its demolition, which would amount to wanton vandalism.

I hope its demolition and/or inappropriate development of the site can be prevented.

Sincerely

Jon Benjamin

Dawson (development), Barry

From: Jon Benjamin <jonben@blueyonder.co.uk>
Sent: 26 December 2013 21:11
To: Planning
Subject: Planning Application 2013/7242/P
Categories: Orange Category

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

Dear Sir

I wanted to add my voice to the campaign to prevent the destruction of Athlone House.

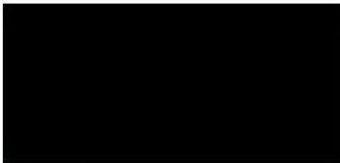
I and my family are local residents and frequent walkers on and users of the Heath. My daughter attends school in Highgate.

Athlone House is an important and iconic local landmark and could be restored and developed into a stunning home or other amenity. There is no need or excuse for its demolition, which would amount to wanton vandalism.

I hope its demolition and/or inappropriate development of the site can be prevented.

Sincerely

Jon Benjamin



27th December 2013

Charles Thuaire
Case Officer
London Borough of Camden
Town Hall
Argyle Street,
London WC1H 8ND

Also by e-mail Charles.thuaire@camden.gov.uk

Dear Sir

Athlone House
Planning Application ref : 2013/7242/P

We write to **OBJECT** to the above named planning application . Our main objections are as follows :-

1. previous planning permissions(s) require the property to be retained and restored and as a condition to permit the construction of a number of flats on the site. We submit that it is unacceptable were the council to not only fail to enforce its original condition that: Athlone house be restored but then to compound such failure by removing that condition altogether.

1. the proposed construction is, in any event, out of scale and inconsistent with its location adjacent to the Heath

Yours faithfully




Liz Badger and Bernard Carnell



Dear Mr Thuairé,

I am writing to protest against the planning application for the demolition of Athlone House. the developers who acquired the land on which Athlone house is situated were granted permission to erect flats in the vicinity of the house on the condition that Athlone house itself was retained and restored - an obligation that must be honoured, even if the house and land are sold. As I am sure you are aware, Athlone house is a cherished local landmark to those of us who live nearby and to many of those who visit the Heath. It is rich in architectural detail and should still be in good enough condition to be worth restoring, although the clear intention has been to allow it to deteriorate.


The proposed new house would be over 60% larger than the existing house, contravening the rules on rebuilding houses in metropolitan open land, such as the Heath. The new house would be out of character in every way in this area, immediately adjacent to the gloriously restored Kenwood House

I very much hope that Camden planning officers will not give permission for the building of the proposed new house and will insist that Athlone House is restored, according to the terms of the original permission to build flats on the land.


Yours sincerely,

Anne Burley
96 Highgate Hill
N6 5HE

Sent from my iPad




Message resent as requested.
See below.



Dear Sir,
I am a resident in Highgate and would like to express my strongly felt objection to the demolition of Athlone house which is a local cherished landmark. There is already far too much demolition and development in the area but this is a building rich in heritage and architectural value.
Regards,
Lesley Goldberg

Sent from my iPad



Dear Mr Thuaire / Camden Council

I'm writing on behalf of my family to oppose the planning application to demolish Athlone House on Hampstead Heath.

We live close by and regularly use the Heath and cherish it's wonderful vistas. The two most incredible sights in London, in my opinion, are the view from Waterloo Bridge up and down the Thames and the view of London and Highgate from the Hampstead Lane / Sheldon Road entrance to the Heath. This view is a joy, taking in Athlone House on one side and sweeping right across the 'bowl' of the Heath, filled with all of London's most iconic landmarks.


Athlone House IS one of London's most iconic landmarks. For those of us who are privileged to see it on a regular basis, it is an integral part of the North London skyline and a familiar, reassuring and inspiring reminder that we live in the greatest city on Earth (in the greatest PART of the greatest city on Earth).

Demolishing Athlone House is a nonsense. You may as well slice the top off St Paul's. Why would you allow such a thing to happen? I understand renovation is essential - indeed the present owners vowed to do just that. And then reneged. This is called betrayal in most languages. And it shouldn't be waived through by complacent councillors. When we bought our house in the Kenwood area, we were told we had to retain the facade in it's entirety to maintain the character of the neighbourhood. This should apply ten-fold to Athlone House. Renovate, refurbish, restore but retain the external facades and outline.

I trust you are receiving many such emails about this matter and I have confidence you will not let this terrible planning travesty through.

Yours in anticipation,

Mrs Elizabeth Knight
on behalf of Adam Knight, Jamie Knight, Alice Knight and Edward Knight



As a local resident, I wish to voice my objection to the above planning application.

I objected to the original application to construct new flats on the Athlone House site and recall that permission was only granted on the basis that Athlone House itself be retained and restored. This obligation must be honoured - even if title to the house is sold. If it is not, then this makes a complete mockery of the planning system and the basis on which the flats were constructed. If permission for the demolition of Athlone House is granted, will this be on the basis that the new flats are also demolished, and the site restored to its previous condition? Logically this should be the case, as the only basis on which permission for construction of the flats was given was that Athlone House would be restored

There is no reason why the house cannot be restored. The house is rich in architectural detail both inside and out is still in good enough condition to be worth restoring. Property owners should not be able to flout their planning obligations through neglecting a property and allowing it to decay - as again - this would make a mockery of planning conditions and agreements.

The area of the new house would be over 60% larger than the existing house. This contravenes the rules on rebuilding houses in Metropolitan Open Lane such as the Heath. I am sure you are aware of the Garden House case taken by the Heath and Hampstead Association (which related to another proposed substantial development by Hampstead Heath), where the Court of Appeal upheld these rules.

The new house would be intrusive in size, scale, style, colours and detail, damaging the character of this popular area of the Heath immediately adjacent to the newly restored Kenwood House.

Regards

Nicholas Aleksander
3 Elm Walk, London NW3 7UP

--
Nicholas Aleksander




Dear Sir

I wish to object in the strongest possible terms to the proposed demolition of Athlone House. My reasons for objecting to this application can be summarised as


1 I believe the original planning permission to build flats in the grounds was dependent on Althorpe House being retained and restored. This obligation should be enforced otherwise it makes a mockery of the original planning consent and subsequent appeals up holding the original decision.

2 the house has many fine Victorian features that should be preserved and I am aware of several developments where houses in even worse condition were restored by the developer.

3 Any new building will be intrusive and damage the character of the area. You just have to look at the flats that were developed in the grounds to see the potential damage that can be inflicted on the area.

4 Hampstead Heath is virtually unique as an area in a capital city, it must be preserved at all costs for the benefit of the community.

Your faithfully
Richard Sharland
15 Cholmeley Lodge
Cholmeley Park
London
N6 5 EN



> Dear Mr. Thuairé,

>

> I object to the proposed plans for the following reasons:

>

> 1) The developer entered into an agreement in 2005, to maintain and restore Athlone House, a very fine Victorian building in its own right, which enhances the surroundings of the Heath, in return for being allowed to build and sell flats on the grounds. The latter he has achieved, the first he has not honoured.

>

> 2) Now he wants to demolish Athlone House, and erect in its place a mansion which is totally out of character with the Heath, in terms of size, style and colour. This contravenes the rules upheld by the Court of Appeal in 2008 concerning the rebuilding of houses in Metropolitan Open Lane, which apply to Hampstead Heath.

>


> I trust that you will not allow this monstrous, under-handed scheme to go ahead.

>

> Yours sincerely,

>

> Nicole Usigli



Dear Mr Thuairé,

Please will you receive this email to register our strong objection to the above application to demolish Athlone House.

Setting aside any of the cogent arguments as to the house's historic significance or architectural merit, quite simply, the planning Permission granted in 2005 to erect the flats required the house to be retained and restored – an obligation which the developers accepted and one that has to be honoured even if the house is sold.

Having set this condition, Camden simply must enforce it. Otherwise, what is the point of all the work the Planning Inspectorate and Committee does?

Regards,

Anne & Richard Livesey-Haworth.

8 Holly Place
London: NW36QU.



Dear Sirs

I am writing to voice my strong objection to the developer application to demolish Athlone House.

The landmark has been part of my life for many years and it would be a great loss if destroyed. Like so many buildings which have been saved from past destruction, the public could enjoy this building for many years to come if you are able to prevent such a thing.

I understand that the developer has benefited from the sale of flats around the House since 2005, but has not fulfilled their side of the obligation to maintain the House. Surely this is actionable. Now the new owner wants to demolish it and replace with a much larger property not in keeping with the area and the views enjoyed by so many.

I do hope that my views will be taken in to consideration as many others in Highgate and surrounding areas.

Vanessa Easlea



Dear Mr. Thuaire,

Ref.2013/7242/P


I have just learnt about the new application to demolish Athlone House. I would regard this as an act of vandalism. We must put a stop to the greed of developers, specially those who do not honour their obligation.

Athlone House is an important landmark of the Heath and to substitute it with a modern, outsized building would permanently alter the character of the view one can now enjoy.

I do hope that enough people oppose the plan and that the building will be preserved.

Yours sincerely

Rosalba Gabella




Dear Mr Thuaire,

I cannot imagine that you will not, for any number of cogent planning reasons, exercise the powers at your disposal to reject the plans that the latest owner of Athlone House has presented to you which, I understand, involve demolition of the present house. But just in case, let me add my name to the list of the people who are objecting to those plans. If they went ahead, it would be an act of architectural vandalism. It would be outrageous. And it would probably also be illegal.

with regards,

Martin Village

101 Sotheby Road
London N5 2UT



Dawson (development), Barry

From: Matt Kudzio (yahoo) <kudzio76@yahoo.com>
Sent: 29 December 2013 12:23
To: Planning
Subject: FW: 2013/7242/P - RC 06/01/14 to be logged on IDOX
Categories: Orange Category

Sent from my Nokia Smartphone

From: [Matt Kudzio \(yahoo\)](#)
Sent: 29/12/2013 10:23
To: Charles.Thuaire@camden.gov.uk
Subject: 2013/7242/P

Dear Mr Thuaire,

I wish to oppose destruction of the Athlone House. It is a building of a unique character that should be preserved. This was agreed when permission was granted for development of new flats in the grounds of the House.

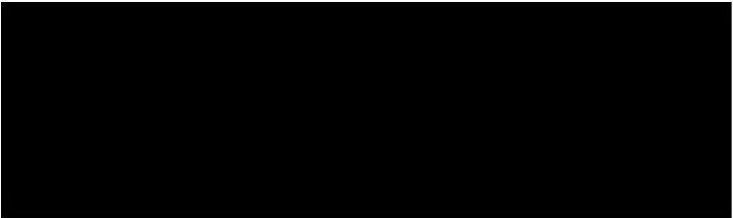
The years have passed, the new flats have been sold but the House hasn't been restored. I am under impression there is a risk of the Athlone House being demolished and replaced by a modern development that will change a character of this part of Hampstead Heath.

I want to point your and the Council attention to the simple fact that the obligation of restoring the House by the flats, and now possibly a modern mansion, developers haven't been met. I fear the Camden Council may be bullied by the developers into granting permission for the House being replaced with a new development that will forever spoil the area. This I don't want to happen.

I hope you will listen to my voice. I hope you will stop demolition of the House. I hope you will see to the obligation being fulfilled by developers, and save this unique place and preserve its character.

Kind regards,
Matthew Kudzio.

Sent from my Nokia Smartphone



Dear Sir or Madam,

I am writing to oppose planning application 2013/7242/P to demolish Athlone House. As I'm sure you're aware, planning permission was granted for luxury flats to be built in the grounds only if the house were restored. It is already an outrage that the developer has been allowed to erect and sell the flats without restoring the house, and would be compounded if the new owner were now allowed to demolish it.

Camden Planning Department and the Development Committee would lose all credibility if it allowed this application, which would almost certainly be challenged at judicial review since there would be no shortage of local financial backers for such a legal challenge. The current owner cannot fail to have known about the conditions of the planning permission on purchase, and there is no case to answer that they should not be held to the terms of it. The current application clearly contravenes the rules on Metropolitan Open Land, upheld in the High Court in the case of the Garden House, that buildings cannot be replaced by others materially larger.

The house is an historic and beautiful part of the view from Hampstead Heath, which is constantly under threat by this sort of rapacious development. It is the duty of Camden Council to reject this development and I urge you to do so in the strongest possible terms.

Yours sincerely,

Alice Adams

8 Heath Villas
Vale of Health
London
NW3 1AW



Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9084516

Planning Application Details

Year 2013

Number 7242

Letter P

Planning application address athlone house

Title Mr.

Your First Name Alan

Initial

Last Name Fox

Organisation

Comment Type Object

Postcode N6 6EL

Address line 1 15 Makepeace Avenue

Address line 2 LONDON

Address line 3 15 Makepeace Ave

Postcode N6 6EL

E-mail

Confirm e-mail

Contact number

Your comments on the planning application

I strongly oppose the demolition of Athlone House. The property is a most important landmark and must be refurbished, not demolished. It worked for Whittanhurst , so why not Athlone?

Shame on the Council for allowing the original developers off the hook by not insisting that it be refurbished as promised as part of the original development consent. To approve the current application would set a very damaging precedent and would undoubtedly encourage developers to believe that they can ignore planning controls. The vast new mansion will be quite inappropriate for such a public

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9084516

Planning Application Details

situation.

If you wish to upload a file containing your comments then use the link below

No files attached

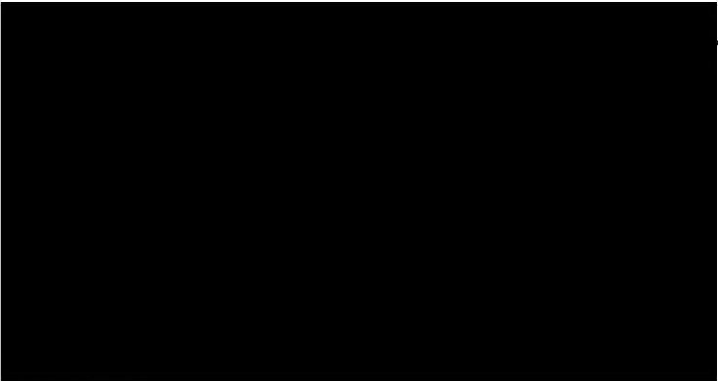
About this form

Issued by

Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

9084516



Dear Mr Thuairé,

I am writing to register my objection to the proposed redevelopment of Athlone House (2013/7242/P)

This proposal should be rejected by Camden and to the extent possible ensure that any future proposal that seeks to do anything other than restore the house is similarly rejected.

The requirements to retain and restore Athlone House were clear at the time permission was given to erect the new flats in the grounds of the house. These requirements were clear to the buyer of Athlone House at the time of purchase and should not now be waived; indeed they should be enforced.

The house has a rich architectural history, both inside and out, and the requirement to restore should not be impacted by the fact that the current owner(s) have allowed the house to continue to fall into a state of disrepair.


Athlone House is a beautiful old victorian building and is a key part of the character of the neighbourhood and hampstead heath. It should be retained.

Irrespective of the requirement to retain and restore Athlone House it is also clear that the proposed plans for a replacement property contravene the rules on rebuilding houses in Metropolitan Open Lane such as the Heath as upheld in 2008 by the Court of Appeal in respect of the Garden House site.

The proposal 2013/7242/P should thus be rejected.

Kind regards

Jonathan Mussellwhite
29 Christchurch Hill
London, NW3 1LA



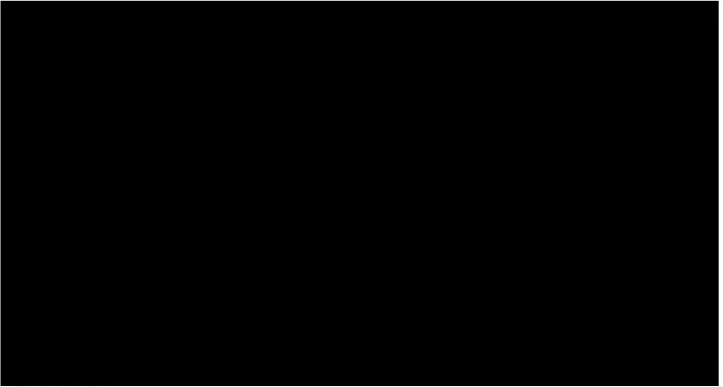
Dear Mr Thuairé

I strongly oppose the proposed demolition of the Athlone House under the new property development scheme. This is one of the most cherished landmark buildings overlooking Hampstead Heath and it should be kept in its original beauty.

Please do not give in to the greedy property developers perusing their selfish commercial interests and destroying our historical past.

Kind Regards

Vitali Shuranau
[11 Aylmer Court](#)
[Aylmer Road](#)
[London](#)
[N2 0BU](#)



Re Athlone House

Dear Sir

I wish to add my voice to the petition to preserve Athlone House.

This landmark Victorian villa has been part of the landscape of Hampstead Heath for generations.

The original planning permission to build in its grounds was based on the condition that the house itself should be preserved.

Then, the first developers deliberately left it to decay. The new owners of the site cannot now renege on the conditions of sale. This is so cynical that it beggars belief. How can Camden collude with such conniving practice?

We sincerely hope that the current owners are forced to repair, restore and maintain Athlone House to its former glory.

Yours faithfully

Stephanie Owen



Dear Mr. Thuairé,

I am writing about the possibility that Athlone House will be destroyed. I walk every day from the viewpoint opposite Athlone House, and enjoy this view every time I go there. I find it hard to believe that the destruction of this beautiful and historic landmark is even a remote possibility.

According to all the legal requirements, this should not be possible. How can a legal requirement be swept aside? Surely, not EVERYTHING can be sacrificed in the interests of making money? Don't we have the responsibility to preserve such a wonderful building for future generations?

The proposed new building would be totally inappropriate in this site. The size and style would be so out of place as to destroy the view for ever. What an act of vandalism this would be. I do hope that it will be prevented by people with vision beyond the immediate future.

Yours sincerely,

Sylvia Coury



Dear Mr Thuairé

I am disappointed to hear of the fresh application to replace Athlone House and am writing to oppose the new plans. I understand that there was an agreement in 2005 for the existing house to be maintained and restored in return for permission to construct new flats. This should transfer to any new owner.

The house is beautiful and worth restoring; I believe that is the duty of the new owners and of the Council to ensure.

Yours sincerely

Joan Fogel
London NW117XY





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

Dear Sirs,


I have recently learned of the proposed plans for Athlone House, I'm disturbed by the news that this historic building is under threat of destruction.

In 2005 the developer of the new flats agreed to restore the building, why was this not enforced by Camden Council? The obligation for the restoration has to be honoured even if the house is sold.

The house's architectural importance cannot be underestimated, it is worth restoring it would be a crime to remove it from the landscape. It is part of Hampstead Heath and is enjoyed by all who go there for the views of the surrounding areas.

Please listen to the views of local residents who appreciate this outstanding building.

Samuel de Gray Birch
Hampstead Lane
Highgate
N6 4RT



I wish to log my objection to the above application to the development of Athlone House.

I have several reasons - firstly it is the councils duty to enforce planning rules + legislation. If, as I believe, planning consent for apartments was given on condition that gaurantee to restore the house was part of the deal (although I do not see why the land could not have been sold whilst the house kept in council control) - then why was this not enforced? Surely the council has a legal team who are competent enough to ensure that a) the original contracts are enforceable and b) they can then use the law to recover compensation which could have been used to purchase/restore the actual house.

Secondly, the house is beautiful - and it is part of our heritage - yours too (and your children if you have them). Once it is gone it can never be brought back. If someone wants a huge ostentatious house -let them buy a piece of land and build one. Or move to Essex (or Marbella?) but don't destroy our heritage and our landscape. And just so that you don't think I'm a posh old lady from Hampstead - I grew up in inner city Liverpool in a 2up-2down with no hot water + an outside loo. My home was 'compulsory purchased' to make way for 'better' homes. So I understand about how lost buildings can never be recovered - I just have to look at my city!

The heath is enjoyed by everyone - rich/poor, local + not and it deserves to be cherished + protected. Please do not consent to the destruction of Athlone House.

Brenda Mylchreest



Dear Charles Thuairé,

With Reference to planning application 2013/7242/P

I was astonished and deeply shocked to hear that there is yet another planning application which involves the proposed demolition of Athlone House. I have lived in Highgate for 38 years and well remember that the original planning permission for the development of this site was on the specific agreement that Athlone House itself would be retained. This commitment needs to be honoured. The arguments about its Architectural merit, both inside and out, are well rehearsed and still pertain.

Even if the house is to be sold to a new owner, the regulations about development of metropolitan open spaces still apply. Clearly the scale and style of the proposed development contravenes them. That part of the Heath would be completely spoilt by such a development, particularly so close to beautiful Kenwood House.

I call on the planning committee to reject this application.


Yours Sincerely,

Lindy Mason

24 North Grove,

Highgate N6 4SL

28/12/2013



Ref: 2013/7242/P

Dear Sir,

I would like to object most strongly to the proposed development of Athlone House on the following grounds:- 1. The area of the new house would be 60% larger than the existing, which contravenes the rules on rebuilding in Metropolitan Open Land, such as the Heath. These rules were upheld by the Court of Appeal in 2008.

2. The new house would be unsuitable in all aspects to the Heath and its surrounds.

3. We would lose a beautiful piece of architectural heritage and landmark.

Yours sincerely

Robert Davis



From: Nina Thomson [REDACTED]

Sent: 27 December 2013 22:45

To: Peck, Amanda

Subject: FW: Automatic reply: 2013/7242/P opposition of Athlone house destruction





Dear Mr Thuairé

I am writing to express my surprise and opposition to the recent new application for the developers of the Athlone House site to knock down the existing Victorian house and build a new larger house on the site. This is in direct contradiction to the basis on which they received planning permission for the current (very ugly and out of keeping with the local architecture) new flats that they have already put on the site. It appears to me that this new application is so disingenuous to their original approach and a prime example of development creep that should be opposed with all force. It is my understanding that under the terms of the old agreement Athlone House should have already been restored and developed – again a sign of the solely profiteering motive of these developers. No doubt it will be more expensive to restore the existing house than to knock it down and rebuild.

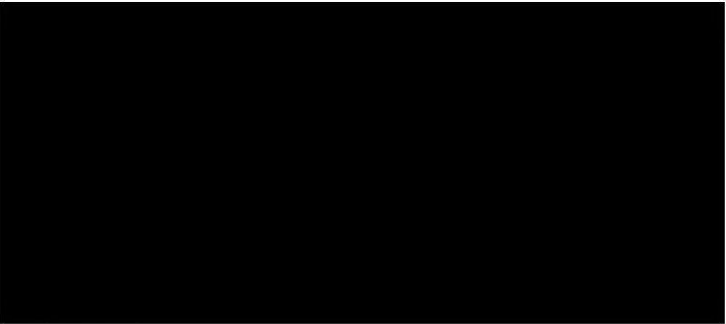
I urge the council to reject this new approach and to enforce the restoration of Athlone House.

Yours sincerely

Peter

Dr Peter Reader KLC Dip. Garden Design (Distinction)
Silver Gilt and People's Choice Awards, RHS Hampton Court 2013
Peter Reader Landscapes
24 Bisham Gardens
Highgate
London, N6 6DD





Dear Mr Thuairé

ATHLONE HOUSE DESTRUCTION

I understand that there are fresh proposals to demolish Athlone House which overlooks Hampstead Heath - the proposals and the Appeal, having previously been rejected by Camden Council.


Surely the fact that the planning permission was granted in 2005 for the new flats in the grounds *on the condition that* the developer agreed to maintain and restore Athlone House *within three and a half years*, speaks volumes for the contempt in which Camden Council and its decisions are held by these developers. It's extremely upsetting to think that these people should be allowed to ride roughshod over the rules and to be allowed wriggle out of honouring their obligations.

Athlone House is a wonderful, historic building - a cherished landmark for locals and all who value the history of the area. The developers care nothing at all for this and only want to press ahead for financial gain. It's a terrible shame that monetary greed seems to be the only thing that matters in this world.

I cannot express my opposition too strongly to this new application and hope that Camden Council will not only reject it, but will enforce the restoration that was promised in the original agreement.


Yours sincerely
Julia Lintott

32 Fordington Road, London, N6 4TJ



Dear Mr Thuairé. I wish to protest against the proposal to demolish Athlone House (ref 2013/7242/P). This is pure vandalism, and also a betrayal of the developer's commitment to refurbish Athlone House by 2009. I believe any replacement of Athlone House would be unsightly and an unacceptable visual intrusion onto Hampstead Heath.

best wishes, Tim Burford



I cannot understand how Athlone House is still under threat - the decision should be obvious, so much so that I thought that Camden Council had seen sense long ago, and tomorrow's deadline for objections came as a complete shock.

The building not only has a long and important history for the borough, while commanding an imposing spot at the top of the heath that provides a perfect focal point for artists, walkers and joggers, but the original terms imposed on the developers were quite clear. They were told that they could build new flats on the condition that they restore the main building. That they have failed to do so should surely count as breach of contract?


Furthermore, not to prosecute for this breach of contract (to sue them for the cost of repairs, now made much more costly due to their years of deliberate inaction) will only serve as notice to the scores of other unscrupulous developers operating within the borough that they can ignore planning conditions with impunity.

As a resident of the borough for 15 years who has never been able to buy due to the high property prices, I am only too aware of the need to relax some planning laws to encourage the building of more homes. If the building was to be demolished to make way for hundreds of new affordable housing units I could just about understand. But - as with the demolition of the old Middlesex Hospital building in Fitzrovia - this case helps no one except the super rich, who don't need help anyway, while permanently destroying an iconic building. Will Camden receive additional money for allowing this to go ahead? Will that money be reinvested in affordable housing? Not from everything I've heard - this is short-term gain only, with no thought to the future.

Please do not allow this to go ahead.

Yours,

James Clive-Matthews
25 Goldhurst Terrace, NW6 3HB



I have had a return Email saying Charles Thuaire is away until the 6th January. Could you kindly make sure this email gets to the parties concerned with regard to deadline responses today concerning Athlone House on Hampstead Heath.

Thank you for your attention.

Richard Downer

Begin forwarded message:



Dear Charles Thuaire,

We live in Highgate and have done so for fifty years and one of the most important features of living here is our regular visits to Hampstead Heath, particularly from the Kenwood side of the Heath. The importance of the environs of the Heath and its heritage is the prominence of Athlone House.

The original conditions of The Camden Planning Department to give approval for flats to be developed behind Athlone House was that Athlone House should be restored to its original condition by the owner of the land or any future owner of Athlone House. We are shocked that the owners have not carried out this agreement having built the flats and are proposing to demolish Athlone House for a further development.

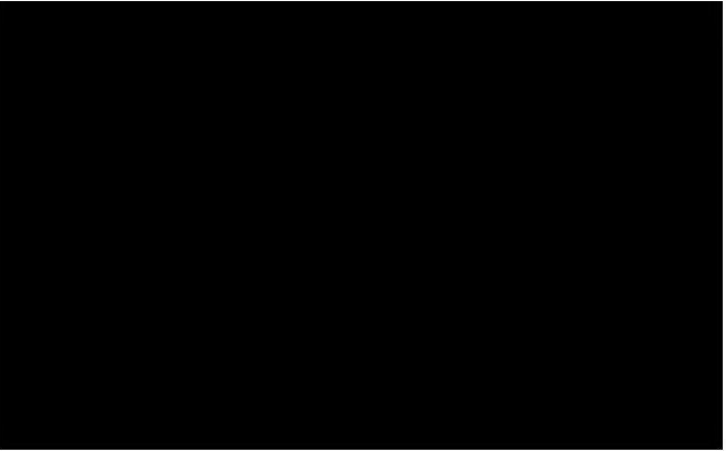
The fact that Athlone House is a fine example of Victorian architecture, it is essential that it saved and restored to its original condition with its acreage of land for the heritage of the nation and all who visit the Heath.

We strongly feel the the Government should be urgently lobbied to intervene in order to pass legislation to allow The Borough of Camden to purchase Athlone House by compulsion and its land in order that it can be restored for the nation and for future generations.


Yours sincerely,

Audrey and Richard Downer

5 Bloomfield Road, Highgate, London N6 4ET



In the absence of Charles Thuairé, please find below my fierce objection to the renewed application to demolish Athlone House. Many thanks.



Dear Mr Thuairé

ATHLONE HOUSE DESTRUCTION

I understand that there are fresh proposals to demolish Athlone House which overlooks Hampstead Heath - the proposals and the Appeal, having previously been rejected by Camden Council.

Surely the fact that the planning permission was granted in 2005 for the new flats in the grounds *on the condition that* the developer agreed to maintain and restore Athlone House *within three and a half years*, speaks volumes for the contempt in which Camden Council and its decisions are held by these developers. It's extremely upsetting to think that these people should be allowed to ride roughshod over the rules and to be allowed wriggle out of honouring their obligations.

Athlone House is a wonderful, historic building - a cherished landmark for locals and all who value the history of the area. The developers care nothing at all for this and only want to press ahead for financial gain. It's a terrible shame that monetary greed seems to be the only thing that matters in this world.

I cannot express my opposition too strongly to this new application and hope that Camden Council will not only reject it, but will enforce the restoration that was promised in the original agreement.

Yours sincerely
Julia Lintott

32 Fordington Road, London, N6 4TJ



Ref 2013/7242/P

Dear Planning Officer,

Athlone House is a fine example of Victorian architecture. Moreover its design deliberately celebrates Hampstead Heath, which is being considered for nomination as a World Heritage Site.

In 2005 planning permission was granted for the construction of new flats in the grounds of Athlone House. In exchange the developer agreed to maintain and restore Athlone House within three and a half years.

The developer must be made to honour the original undertaking.
Failure to do so will have implications far beyond Athlone House itself.

with great regards

Tim Heath

89 Corringham Road
London NW11 7DL



Dear Mr. Thuairé,

I write, unfortunately, yet again after the communities previously winning the long and expensive battle to save Athlone House. I object to this application in the strongest terms which I will list below.

I would like to add that the Government, boroughs / Camden needs to change its laws regarding appeals and make it prohibitive and expensive for transgressors of the law and menaces to the society to have endless loopholes for appeals on unwanted development.

Reasons why the application 2013/7242/P should be rejected and Athlone House should be saved:

- Athlone House is one of the finest examples of Victorian architecture in England. The views of it from the heath are a treasure to millions of Londoners.
- The criminal developer has already benefited financially (as usual) from building flats on the grounds of Athlone House. In exchange he was meant to restore Athlone House. Having failed to do this and in flagrant contempt of the law and the will of the court and people, I think he should be imprisoned and be required to pay for the restoration and for the legal costs on both sides for both applications and trials. If public corporal punishment to the developer is legal I would believe this to be an appropriate response also.
- the developers plans are a monstrosity which would forever destroy Athlone House and the sanctity of our historical heritage and the heath.

I request that you please consider my objections.

Yours sincerely,

Caroline Samsonova

7 Wedderburn Road
NW3 5QS



Dear Mr Thuairé,

I am writing to you in order to express my indignation at the threat posed towards Athlone House. Not only does the house possess significant architectural beauty, but its demolition in favour of a new property fails to fulfil several legal obligations of the property developer. Firstly, the initial planning permission for construction was granted on the condition that the developer maintained and restored Athlone House. However, on this the developer has clearly reneged on their pledge, as the house has been left in disrepair. Second, the fact that the area of the new property would be significantly larger than that of the current Athlone House clearly flouts the laws on rebuilding houses in Metropolitan Open Land, e.g. the Heath. This increase to the size of the property, along side the proposed style and detail, would also not be in keeping with the character of the wider area and therefore is particularly undesirable.

All in all, I am shocked to hear that Camden Council is even considering the abominable proposal to demolish Athlone House. I severely hope that before reaching a decision, it will consider the aesthetic and legal implications, as well as the vociferous objections from many of its constituents, and the general public.

Yours faithfully,

Catherine Owen