

Regeneration & Planning Development Management
London Borough of Camden
Town Hall, Judd Street
London WC1H 8ND

12 December 2013

Dear Sirs,

Attn. Mr Charles Thuaire

**Planning Application 2013/7242/P : Athlone House, Hampstead Lane, London N6
Objection to Proposal to Demolish and Replace.**

I wish to register my objection to the proposed demolition and replacement of the existing Athlone House.

I have been a member of the Athlone House Working Group, on behalf of the Highgate Society for many years, and have only recently moved away from Highgate.

The reasons upon which my objections are based are as follows:

1.00 The maintenance and restoration of Athlone House remain requirements of the section 106 agreement made between Camden and the Owner of the house and his successors in title. This planning obligation agreement remains in respect of the remainder of the property following the grant of planning permission for new residential development on a part of the Athlone House garden lands, (now called Kenwood Place), which have now been built and sold.

2.00 Athlone House is both much-loved locally, and is capable of repair and restoration today just as it was in 2005 when the s106 agreement was made. The house contributes greatly to the character of the adjacent part of Hampstead Heath, and to Highgate and Hampstead seen from the Heath. That is an important planning purpose identified by Camden at the outset.

Many people who live round Hampstead Heath, and the millions who visit it and who love the views both into and out of this wonderful stretch of recreational landscape, will feel a great sense of outrage, not only if the loss of Athlone House is permitted, but also if binding public agreements made on behalf of the public as in this instance, are let fall if one party unilaterally decides no longer to honour them.

Athlone House retains many of its fine external and internal features, and remains capable of, and very much worthy of renovation and restoration. It is my opinion that Athlone House should be repaired as the Owner undertook to do and restored to use as a single, or multiple family dwelling, as it was originally agreed would be done.

3.00 Although EH has declined to list Athlone House, this should not be taken to mean that the building lacks architectural importance, or that the many architectural features that have survived the occupancy of the building by the NHS and others, and the absence of adequate maintenance and repair of the building since they vacated. In your Conservation Area Policy Statement LBC recognise the significant contribution Athlone House makes to the views from Hampstead Heath, and the surrounding area.

In 1871, when the house was completed, the architect Edward Salomons was one of the leading exponents of Gothic revival architecture in England, particularly in the area around Manchester, and it was natural for Edward Brooke, his Manchester client, in seeking to build his new home in the northern suburbs of London, to select Salomons as his architect.

In its day, the Gothic style was understood to be not just a matter of appearance, but represented the spiritual made real. Everything had to be crafted and made beautiful; whether it could be seen or not by men, everything was visible to the eye of God. It was this spiritual conviction that underlay the whole concept, and is perhaps why, by association, the fine stairhouse looks very reminiscent of a church or chapel, complete with vaulted roof and clerestory.

At Caenwood Towers, now known as Athlone House, Salomons produced a fine asymmetrical, romantic composition for his client, richly ornamented externally with valuable detail deliberately designed to suit the particular location on the building, and with its potential for the picturesque and romantic.

Many of these features remain today, and are capable of restoration. Today, even in its semi-derelict state, Athlone House still remains picturesque.

Externally:

The East, West, and South elevations are of high quality thin-joint brickwork, with Douling stone facings and features. It was all intended to last, and it has done so. The brickwork needs cleaning, and the stonework has suffered in some places as a result of atmospheric acid attack, but it remains capable of repair by piecing-in or by replacement of some individual stones.

The North elevation has suffered where the NHS buildings have been removed, exposing the previous demolitions to the original house carried out to attach them. This is not an impossible task to put right, and indeed should include the removal of other remaining NHS accretions

The tower profile has lost its access turret and some of its castellation. This could be restored. **The loggia** on the west elevation has been taken down. It could be rebuilt, and would re-enliven the surrounding elevation. Several renderings of the original house are available to be used as a guide to the original.

The **Dutch gables** of the original house were simplified when they were damaged by storm or bomb-blast. They would not be difficult to restore to their original shape.

Many of the elegant, tall **Tudor-style chimney stacks** remain. These were designed to contribute interest to the romantic profile of the house and its visually attractive skyline above the foreground trees. Several retain their original chimneypots, and as has been shown only recently at Hampton Court, such brick stacks are capable of conservation repair where there is the will. The work needed at Athlone House is much less elaborate than was carried out there.

The **external roof tile bands** remain, as do several of the missing filigree ridge tiles. I personally saw several of them stored under the main stair inside the house during an early visit.

The later-added **circular extension to the ballroom**, with its fine fish-scale copper roof and curved windows is a finely crafted piece of work, has lasted well, and should be repaired. Some purists decry it, but it is a part of the house.

The external elevations retain many of the features that were liberally included in them to add visual interest. Carved medallions bearing portrait heads enhance several of the gables; there is a fine copper sundial on the South façade; there is much decorative metalwork, including a wrought iron weathervane, with a grasshopper motif, and various small aedicules and turrets adorn the upper parts of the building. All are eminently suitable for conservation.

Internally

The chief feature of the interiors is, in my opinion the very fine pitch-pine grand staircase that leads from the Hall to the First Floor. This generously-proportioned stair, with its carved balustrade rises in the special stairhouse building that Salomons designed for it. It is contained in a pointed-arch, barrel vaulted roof with carved beam-work, there is a fine large Gothic window on the main landing, and the whole is illuminated also by clerestory windows at high level.

Much of the original Victorian interior detailing has been lost, although there remains some good carved linen-fold panelling. In the hallway to the main garden door, the ceiling corbels bear the initials EB of the original owner. It would not be appropriate to seek to recreate the Victorian interior now long gone, and that is not advocated.

4.00 For many years the public have not been permitted access near or into Athlone House, and few people therefore actually know what is there. Several architectural historical experts have referred to it as being of no great architectural merit, but I do not believe they are all entirely disinterested parties. The Highgate Society has a large collection of excellent photographs of all the features I have listed above, and of many more that remain hidden, or

that I have failed to mention. It would not be appropriate for me to reproduce them here, but they would, I am sure be made available to you should you care to ask my colleague Mr Michael Hammerson.

I believe that all who have seen what is actually still there at Athlone House would agree that to permit the destruction of all this beautiful craftsmanship would be a major error of judgement. Just as Scott's St Pancras Hotel, which was designed in the same architectural idiom and (1868-74) in the same period, fell into desuetude, has been rescued, and is now highly extolled as the model of good conservation practice (it even features on the cover of government conservation policy documents and on the cover of Pevsner's *North London*), so also Athlone House merits conservation for future generations.

5.00 The intentions of the s106 planning agreement that was freely entered into by the title-holders and yourselves have not changed. Neither have the circumstances. The terms of that agreement remain reasonable, and in my opinion you would be correct in resisting any attempt now to introduce arguments of comparative cost arising from considerations of profitability. Such matters were not considered relevant by Parliament under section 106 of the Housing and General Purposes Act under which this particular agreement was made, as they tend to negate the fundamental public purpose Parliament had in view... The building remains capable of restoration to a useful purpose as it has done since first it was acquired by your authority on behalf of the public.

I have set out here the reasons why I believe you should not falter in your hitherto firm resolve to defend Athlone House. This application should be refused.

Yours faithfully,

Gordon Forbes.

c.c	Charles Thuairé:	LBC
	Michael Hammerson:	HS
	Prof. Joseph Rykwert	
	Janice Morgan:	HS

As the author of a popular series of walking guides around Hampstead Heath I write to express my objection, in the strongest possible terms, to Planning Application 2013/7242/P which would involve the demolition of Athlone House.

I understand that the number of visitors that Hampstead Heath receives is over 7m in a year. They are drawn to its natural beauty, to its views and to its important associations with previous periods of London life. Of all the views from the Heath that to Athlone is one of the most cherished not just on account of the intrinsic form of the house itself but because of the practical reminder it provides of the values of a period noted for its great expression, creativity and for the responsibility the wealthy felt for of the welfare of the surrounding community. These are certainly not the values which are communicated by the new design.

It was to protect views from the Heath to surrounding areas under private ownership that the policies in respect of Metropolitan Open Land were established. It seems inconceivable that a development of the sort proposed is consistent with the intentions of those who formulated these policies.

There are two particular aspects of the proposal that I and very many other objectors find unacceptable. They are as follows:

1 : In order to obtain lucrative planning permissions, it has become the custom for developers to present in support of an application for development that an existing building is now far too decayed to be profitably restored. Such arguments, as in this case, cynically overlook the fact that the developer has, seemingly deliberately, consistently avoided taking any of the most elementary precautions to maintain the fabric of the building in good order. Such practice is particularly abhorrent in the case of Athlone House as the responsibility to maintain the building was specifically set out as a condition of the granting of permission to build the adjoining flats.

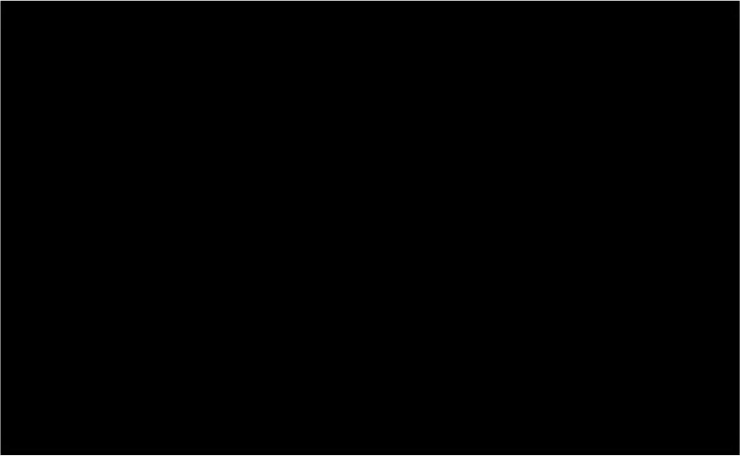
Whatever the legal niceties in this case, it can not be valid for those who have connived in the wanton destruction of Athlone House to benefit financially from their deliberate disregard of the planning conditions imposed on them in exchange for the permission they or their predecessors obtained to profit from the construction and sale of the flats in its grounds.

2 : Arguments about the merits of the existing building have, during previous applications, focused too much on how the current building appears close up and too little weight has been paid to whether the design of the current building or its proposed replacement enhances or detracts from the view when seen from a distance. Given the fact that Hampstead Heath is visited by millions each year and the house will be occupied by a single family, disproportionate weight is given to the appearance of the building from close to and too little weight is given to the appearance of the building from more distance location.

These are just two of the grounds on which I urge Camden to refuse this application for development

Richard Webber

3 Bisham Gardens
London N6 6DJ



Dear Charles,

I strongly object this new planning application.

It is very disappointing that the initial condition from the original planning approval to restore Athlone House has not been met. What is the point in requesting conditions for approval if these are not met and seem to not being enforced?

The new proposal would harm the enjoyment of the Hampstead Heath. 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.

It is in the public interest to restore the original house with its historical value.

Best wishes,
Maria



Dear Sir

I object to the demolition of Athlone House and the proposed new building. Please reject this application. It is not to the benefit of the local community.

Kind regards
Terry Meinrath
33, Cholmeley Crescent
London N6 5EX



Athlone House

Please add my name to the list of objectors to the proposal to destroy this building despite, as I understand, there is an outstanding agreement to restore it. This latter obligation must take precedence over the 'new' plan. Disregard in this instance will encourage further privatisation, land grabbing of the Heath, which, after all, is owned by Londoners for the enjoyment of all Londoners and visitors from all around the globe.

Michael Fadil

=====



Dear Sir,

I object to the application to demolish Athlone House . I also object to a single large dwelling as its replacement given that there are outstanding obligations to renovate Athlone House as part of the previous development on that site. Demolition and rebuild is not renovation.

You and your planners and your legal department are in danger of making me and the local community quite angry by your lack of enforcement of previous conditions. Why have you not enforced the previous conditions? Are you and your planning and legal teams in breach of your responsibilities or just careless and inefficient? It seems to some of us that you may be being irresponsible not to enforce the conditions. What is the point of the planning process if conditions set are not implemented? Why do you let the developers and their planning and legal teams run rings around you? You have let the developers sell their flats without meeting any obligations to Athlone House. How many of you were asleep or on very long vacations? Why did you not ask the previous developer to deposit an amount of money representing the agreed renovation costs of Athlone House in an escrow account prior to giving them planning approval for the flats, now sold? Now a new owner is trying to bamboozle you again.

I also think the proposed demolition of Athlone House and rebuild as a single dwelling runs counter to all local and community interest. You and your planners and legal department are also in danger of taking risks to be sued by neighbours not only of the recent Witanhurst scheme and other developments but also of this one, especially where the complex water courses are interfered with and cause problems to neighbours.

The Great Bard in his 'To be or not to be ' speech sums up the frustration of members of the community. Action is required to claw back monies from the previous developers and stop this current application. See the last six lines of the speech from Hamlet.

Thus conscience does make cowards of us all, And thus the native hue of resolution Is sicklied o'er with the pale cast of thought, And enterprises of great pith and moment With this regard their currents turn awry And lose the name of action.

What I and the community need is action by you to address your failures re the enforcement of conditions re the previous development and a swift rejection of this current application, so now please meet your professional responsibilities and duties.

In astonishment about the recent past and in anticipation of a better future for our community,

Bruce Galley

Dear Charles

Thank you for confirming that the deadline for comments on the Athlone House demolition and replacement has been extended. Please find attached comments from the Victorian Society.

Best wishes

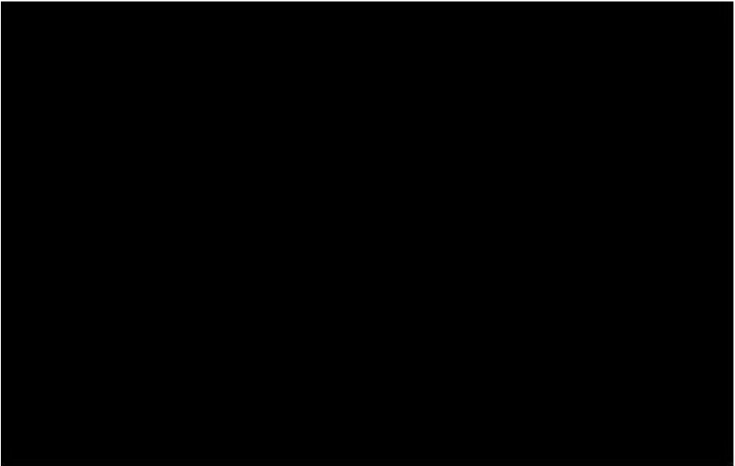
Kathy

Kathy Clark
Conservation Adviser (South West England,
South East England, North and East
London) **The Victorian Society**
1 Priory Gardens
London W4 1TT

Telephone 020 8994 1019
Direct Line 020 8747 5894
www.victoriansociety.org.uk
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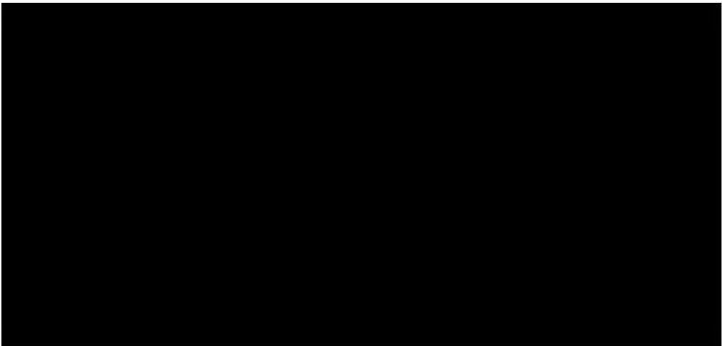
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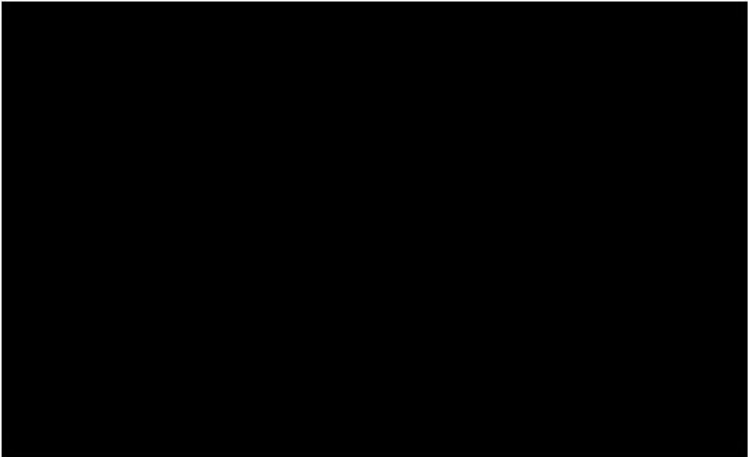
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We object to the demolition of Athlone House. The preservation of this important property was rightly decided and it is unthinkable that it will be demolished as a result of inertia and the constant game playing of its developers. It is incumbent on the council to stop this from happening .

Hilary and Neil Murphy
Highgate residents.






43 - 45 North Hill
Highgate
London
N6 4BS



I wish to record my strongest objection to the redevelopment of Athlone House. It was quite clear at the beginning that Athlone House had to be refurbished if planning permission was given for the construction of new houses in the grounds. The council should not budge from that position.

regards
Alan Poole



I understand that Camden Council are powerless to stop the demolition of Athlone House for reasons which are not at all clear and which appears at this stage:

- to be in breach of previous permissions and planning agreements which provided for the original house to be retained and restored – an obligation that has to be honoured even if the house is sold. There is no reason not to sustain this binding agreement
- to run contrary to the wishes of a significant majority of the surrounding community
- to be in opposition to the aspirations of the Camden Borough Plan
- to be devoid of providing any benefit or return to the needs of the local community

There may well be a powerful case for the building to be re-acquired perhaps by public/private subscription and used for a joint development providing private accommodation and community services. We'd be prepared to refer this to developers who could be interested in this community centred approach and have several community users who could be interested and who are ready to look at a joint investment

sincerely

Peter Petzal (Highgate resident)

[peter petzal](#)



18 December 2013

Charles Thuairé
Case Officer
Camden Council

Dear Mr Thuairé,

Athlone House, Reference 2013/7242/P

I am concerned to see that a fresh planning application has been submitted for the demolition of Athlone House. I wrote to the Council on a previous occasion and understood that that application had been rejected; I see no reason for Camden now to grant this one.

I am principally concerned about the way in which the original grounds for granting permission to the developers of the adjacent flats has been ignored. It seems to me that the retention and restoration of Athlone House were preconditions for the flat development and going back on that now would set a very undesirable precedent.

I also believe that Athlone House deserves to be retained as an historic and architectural asset. It seems perverse to demolish a building of real value and replace it with a period reproduction.

Yours sincerely,

Jim Meikle



Dear Sir

With regard to the referred planning application re: Athlone House: I am appalled by the failure of the council to apply the conditions of the original lease with regards to the restoration of Athlone house. It beggars belief that our public institutions can be so easily taken for a ride by the property development community. The new residences are detrimental to public enjoyment of the heath, add nothing to the character of Highgate (in fact I would be surprised if the residents ever set foot in local village shops and hostelryes) and would appear to be a wholly profit driven exploitation of public spaces for private benefit.

Also Athlone house is a key component of the landscape of the Heath. I would like to register my strong disagreement with any proposal to do anything other than enforce the original planning criteria to restore the property. Surely some focus can be given to enforcing this rather than wasting time on a new application?

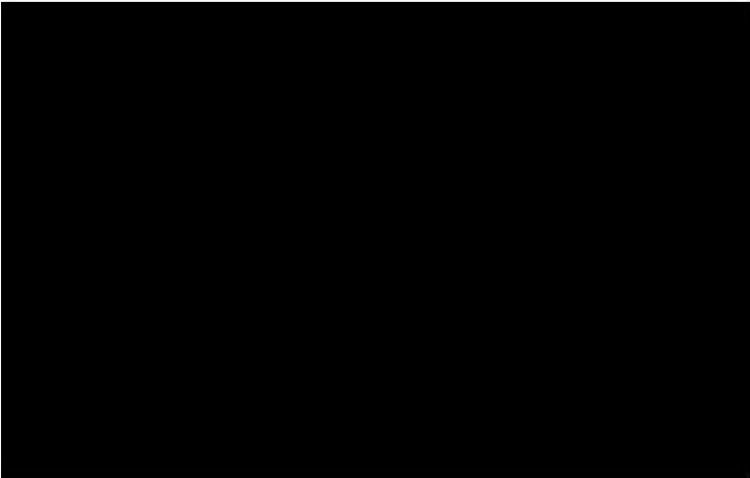
Yours faithfully

Dominic James-Moore
Highgate High Street

• A new planning application has been submitted to demolish Athlone House

Athlone House, one of the most cherished landmark buildings overlooking Hampstead Heath, is still under threat, despite proposals for its demolition having been decisively rejected by Camden Council and at Appeal 2 years ago.

Developers have now made a fresh application to demolish Athlone House and it is critical that Camden Council is made aware how strongly local residents, and anyone who enjoys the Heath, oppose the scheme. Over 1,200 emails were sent to support Camden and the Inspectorate in rejecting the previous application. Another 500 are needed to make Athlone House safe from the developers' second attempt to destroy it.



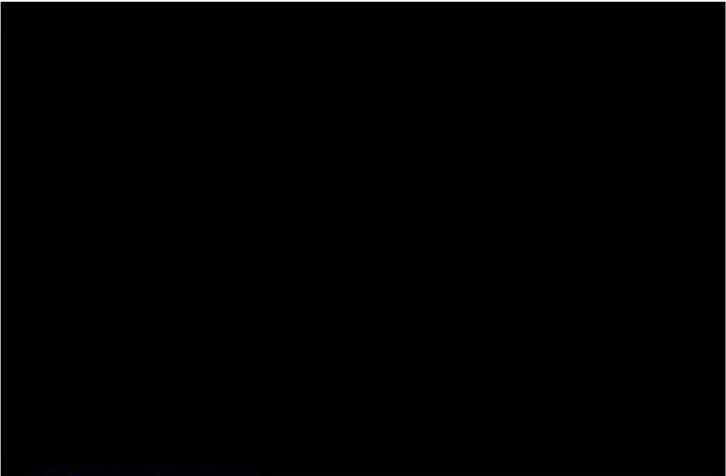
Dear Mr Thuairé,

I wish to protest about the proposed demolition plans for Athlone House. I believe this building to be architecturally significant and an important part of the heritage of London residents for future generations.

Please could you forward this email to the relevant planning committees.

With best regards,

Tim Guilford
8 Firs Avenue
London
N11 3NG
Sent from my i-phone



To: Charles.thuaire@camden.gov.uk

Date: 18th December 2013

Subject: Athlone House

I am a member of the Highgate Society and live at 15 Fitzwarren House, Hornsey Lane, London N6 5LX. I am opposed to the demolition of Athlone House because it is such a lovely example of Victorian building and architecture and is deserving of being retained and restored so that countless visitors to the heath can still enjoy what is in effect part of our history. Kenwood House has been lovingly restored and we very much want Athlone House - a near neighbour - to enjoy similar respect. I visited Athlone House in its NHS days and one of the residents of Fitzwarren House where I live is a descendant of the family which owned it in earlier times - namely the Cory-Wrights. Keep history alive for our children and grand children and please do not allow a modern, out of character, house to replace it.


With regards. Audrey Millar.



Dear Sir,

I wish to register my strong objection to the latest proposal to demolish Athlone House. This is not about improving the neighbourhood but about making money for developers. The situation needs to be resolved before the building deteriorates further.

Jane Kitto
2 The Park
Highgate



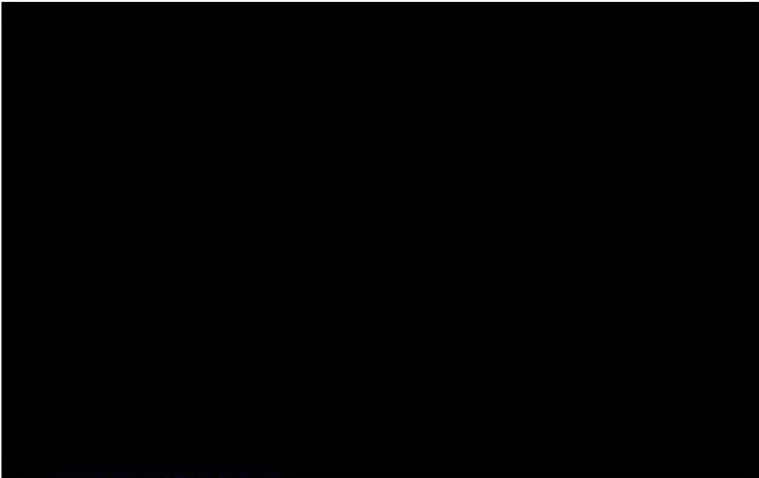
FAO Charles Thuaire, Case Officer, Camden Council

Dear Mr Thuaire

I am a great fan of Highgate and Kenwood and strongly oppose the scheme to demolish Athlone House. I stood on the Heath only a few days ago with a visitor from Holland who admired this amazing landmark. Preserve what is good and make it known to people with more money than sense to spend it elsewhere!!

Season's greetings

Mrs Tineke Mardell



To: Charles.thuaire@camden.gov.uk
Date: 18th December 2013
Subject: Athlone house and Mrs. Joan Harriss

Mrs. Joan Harriss of No 3 Fitzwarren House, Hornsey Lane, London N6 5LX who is unable to use a computer has asked me to write on her behalf to oppose the demolition of Athlone House. She has asked me to say that she is a member of the Highgate Society and has lived in Fitzwarren House for many years and as the mother of an architect she is very conscious of the importance of Athlone House as a Victorian building and of its place in the history of Hampstead and Highgate. Audrey Millar

HIGHGATE CONSERVATION AREA ADVISORY COMMITTEE

Heath Winds
Merton Lane
London N6 6NA

9 December 2013

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

Dear Sirs

2013/7242/P ATHLONE HOUSE N6

The Committee of the Highgate Conservation Area Advisory Committee (HCAAC) has studied the documents of the current application to demolish Athlone House and to build a new house, which is in most respects identical with the previous scheme 2009/3413/P which Camden refused and which was dismissed on appeal in April 2011. We see no reason to change our view and this new application should also be refused.

The current application purports to have addressed the Inspector's reasons for refusal but, in the view of HCAAC, has failed to do so. It does not meet the NPPF criteria which apply to this site and, by its assertive design and choice of inappropriate materials (light stone, copper roofs and large areas of glass) which would be visible from Hampstead Heath by day and by night, would be a scar on the landscape in place of the harmonious form and design of the present house.

It would be highly damaging to the character and appearance of the Highgate Conservation Area. Travelling from Kenwood House along Hampstead Lane, an observer is presented with a unique succession of the houses of the wealthy from the mid eighteenth century to the Edwardian period. Kenwood itself is followed by Athlone House (later nineteenth century), Beechwood (early nineteenth century) and finally Witanhurst (Edwardian), all of a high standard of design which is typical of their period. Intruding a pastiche neo-classical mansion, which reflects in no way the architectural style of the twenty-first century, into this sequence can only cause damage to the Conservation Area as a whole.

One critical issue alone, overdevelopment on Metropolitan Open Land, should be sufficient reason to refuse the application, and HCAAC would urge Camden to do so. While somewhat smaller than the 2009 scheme, the proposed house would still have a

floor area significantly larger than that of Athlone House as existing.

In its objection of 24 November 2009 to the previous application HCAAC expressed serious concern that the Section 106 Agreement, part of the original permission, which should have seen the protection and refurbishment of the existing house, has not been implemented for spurious reasons. HCAAC maintains its view that refurbishment of the existing house is practicable and is the best way forward.

Yours faithfully

Susan Rose
Chair, HCAAC



Dear Sirs,

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
Sophie Young

Sent from my iPhone



Dear Sir,

I object strongly to the demolition of Antholone House. It is a beautiful example of architecture from that era, not to mention a very attractive sight from the Heath. It would be a travesty to see it go, we should be proud of our historical buildings, it is a mistake to choose demolition simply so someone can make money from real estate, too many historical buildings are disappearing.

I am a resident in Highgate, we are regular visitors to the Heath and from the hill near Kenwood House Antholone House is clearly visible, I often hear tourists commenting on the building when they visit the Heath up there, it should stay for good.

Yours sincerely
Laura Somers

Sent from my iPhone



Dear Mr Thuairé,

Re: Demolition of Athlone House – Ref: 2013/7242/P


It has come to my attention that developers have made yet another application to demolish Athlone House even though the Council has already decisively rejected such an application. **To approve this application would make a travesty of the planning system.**

Originally, restoration of Athlone house was a condition of the very lucrative planning consent for a block of flats. Yet after conclusive rejection by the Council of a subsequent application to demolish Athlone House, another developer has filed a further application to allow it to be demolished and to build a very large, ostentatious mansion with an area more than 60% greater than that of Athlone House on the site. Further, the application includes a basement for a car park and swimming pool. Basements are already a huge issue in the Highgate area.

The character of Highgate is being destroyed by approval by the Councils of the demolition of existing houses and construction of very large houses of modern design with minimal gardens around them and high walls/ fences that are completely out of keeping with the surroundings. Athlone House stands out due to its visibility from Hampstead Heath and is part of the landscape of this lovely inner London green space. Worse, it is located near to the newly restored Kenwood House. Approval of this application would make a mockery of Conservation Area principles, preservation of metropolitan open land and national planning policies with respect to the retention of heritage buildings.

This application should be rejected once and for all. Yours sincerely, **Sue Sullman**

Dr Sue F Sullman
11 Bramalea Close
North Hill, Highgate
London N6 4QD





Dear Mr Pearce

I write to express strong opposition to the application to demolish Athlone House, and to replace it with a larger house.

* Permission for the construction of apartment blocks on the adjacent land previously forming part of the Athlone House estate was given on terms that Athlone House would be restored. Grant of the permissions applied for would reward a cynical legal manoeuvre intended to evade that obligation. The obligation should be honoured.

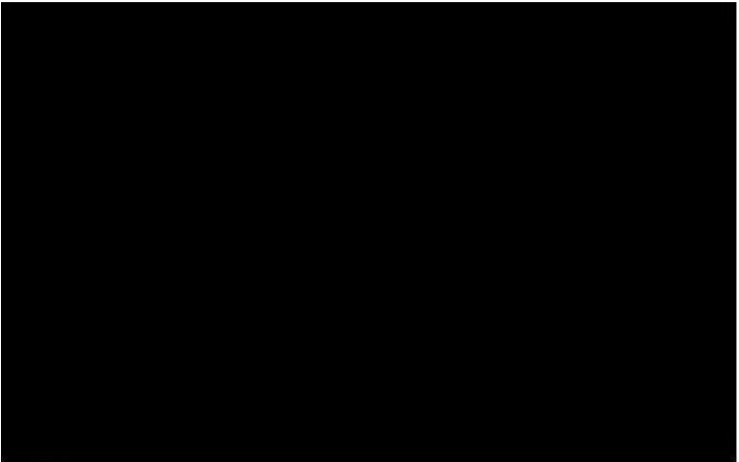
* The house is a distinguished mid-Victorian mansion with fine architectural features. Its weathered, rose-coloured brick and stone dressings represent a key landmark, visible from a large part of the Heath. While its fabric may have suffered to some extent from neglect since the restoration obligation was entered into, I am assured that it is well capable of restoration.

* The proposed replacement house would have far larger footprint than Athlone House, breaching the restrictions on rebuilding houses on Metropolitan Open Land.

* In contrast to the existing house, the proposed replacement would damage the character of one of the most significant areas of the Heath, with its unspoilt views towards nearby Kenwood, and over open fields and woodland towards Highgate, and with the magnificent panorama of London beyond open country. The enormous replacement would be intrusive in its billionaire style, as well as in the proposed colour and detail.

Given the importance of the application, I assume that it will be determined at a public hearing. Please arrange for me to be notified of the date and time of the hearing.

Yours faithfully



Dear Mr Thuaire

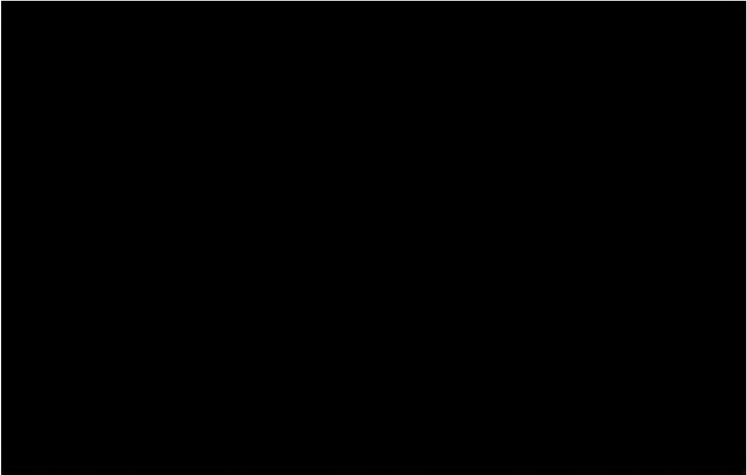
I object to the proposal to demolish Athlone House, for three reasons:

1. The original owner signed a commitment to restore the house when the flats were built - this must be honoured
2. Athlone House is lovely, with interesting architectural features which should be preserved, not destroyed
3. The new house is substantially larger, so contravenes the rules on rebuilding houses in Metropolitan Open Land such as the Heath

Best wishes

Simon McGuire

99 Hillway
London
N6 6AB



As a local Highgate Village resident and frequent visit to the Heath, I wish vehemently to protest against the possible granting of planning permission for Athlone House. Not only should Athlone House be conserved anyway, but if permission is granted the whole development round it will have been made on the basis of a lie,. It will give the signal to future developers that planning restrictions can be ignored if you wait a bit.

Brian Palmer
18 South Grove
Highgate Village
N6 6BJ

Dear Sir

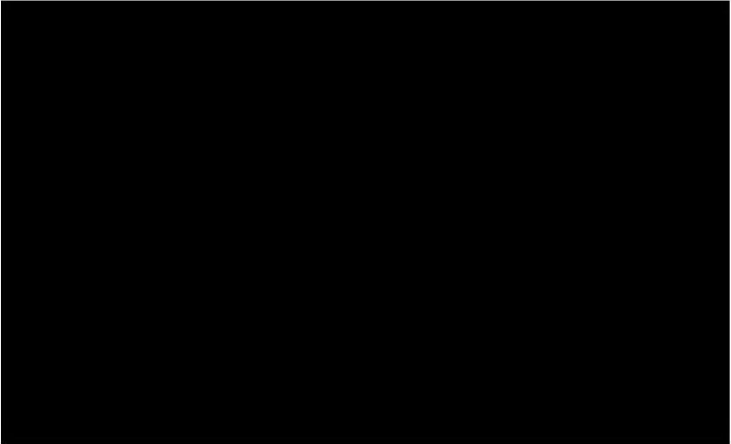
Since 1975 I have been a resident of Highgate, a frequent visitor to Hampstead Heath and wrote to your council some three years ago in opposition to the proposed redevelopment. I am writing again now in opposition to the proposed redevelopment.

My reasons are:

1. The section 106 agreement. Whatever has been done by the applicants for redevelopment, the agreement still applies. It gives a cast-iron basis for rejection of the proposal. Your council, which entered into the agreement, is under a legal duty, including a duty to its council tax payers, to enforce the agreement.
2. The proposed redevelopment would have an area so large in comparison to the existing building that it would be contrary to the legal regime for rebuilding in Metropolitan Open Land. The proposal should be rejected on this ground alone.
3. Athlone House is a historic building with a great deal of value and merit in itself and in its place on the Heath, which the proposed redevelopment would destroy and replace by an enormously intrusive and damaging building, which would add nothing of value or merit.

The developers have had their profit from the sale of their flats and are now seeking an excess of profit by their proposal. If your council gave in to them, it would be a travesty of law enforcement, local authority responsibility and care for the historic and natural environment that belongs to all of us.

Yours faithfully
T Handler



I write to make known my strong objections to this latest planning application for Athlone House. If demolition, or even major alteration, of the house is allowed it will make a mockery of any attempt by Camden to impose any planning conditions on developments once it is clear that such conditions can be removed by persisting with application after application. Any owner of the property cannot but be totally and fully aware of the original conditions. There was good reason for the original condition that the house be retained and that reason hasn't changed.

Mary Rawitzer
8 Southwood Lawn Rd
London NB6 5SF

Dawson (development), Barry

From: Thuaire, Charles
Sent: 19 December 2013 18:02
To: Planning
Subject: FW: Athlone House - RC 03/01/14 to be logged on IDOX

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: chloe henderson [mailto:chloetooth@hotmail.com]
Sent: 19 December 2013 13:46
To: Thuaire, Charles
Subject: Athlone House

I object to further destruction of our heritage by greedy property speculators .

Camden Council should respect the views of the residents who pay their council tax and expect responsible behaviour from the Council in return

DO NOT allow this historic building to be demolished

Dr Marian Henderson
48 Southwood Lane N4 5 EB



Dear Sir,

plans to demolish Athlone House are unbelievable.

And unfaithful to the agreement that resulted in the new housing development.

Athlone House has been criminally neglected for far too long.

It is time to put things right, to secure the future of this building, and preserve the view it provides all users of the Heath.

Jason Gormley
7 Wesleyan Pl
London
NW5 1LG

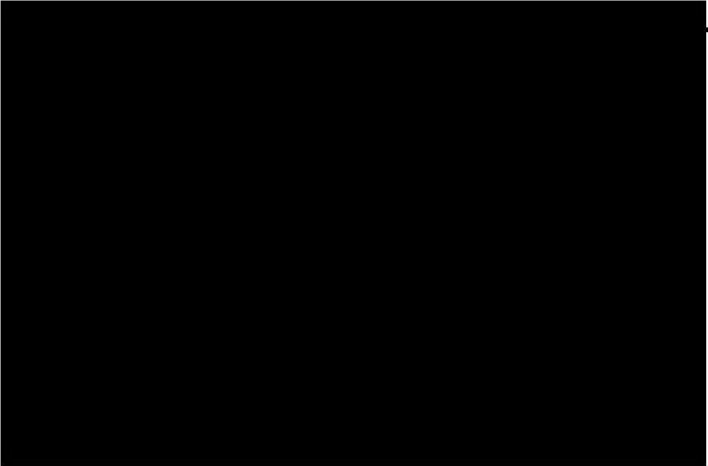


Dear Mr Thuairé,

I am writing to strongly object to the proposed demolition of Athlone House. I live in Hampstead Lane, very close to the entrance to Athlone House. I wish to see the house preserved as long promised and consideration given - via local consultation - to restoring the house for use as a community facility.

Regards

Chris Kounoudis



Dear Charles,

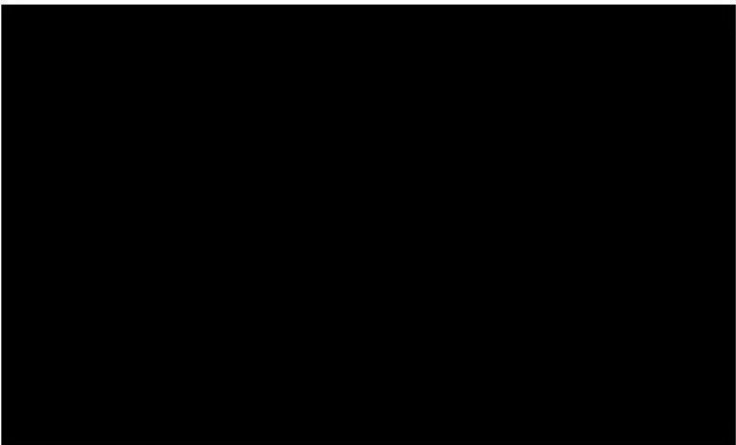
I am a Highgate resident and have just heard of the proposed demolition of Athlone House.

It is a beautiful land mark and must be retained.

The proposed new building is outside guidelines.

regards,

Peter Cavaciuti



To the Case Officer for Athlone House

Dear Mr Thuairé

As you know, developers have failed to meet their obligation to maintain and restore Athlone House.

Instead they propose to replace it with a monstrosity.

Like a great many others, I object to this disgraceful proposal, and trust that it will be thrown out.

Yours sincerely

Timothy Ades

Member and former vice-chairman of the Highgate Society
94 North Road N6 4AA.

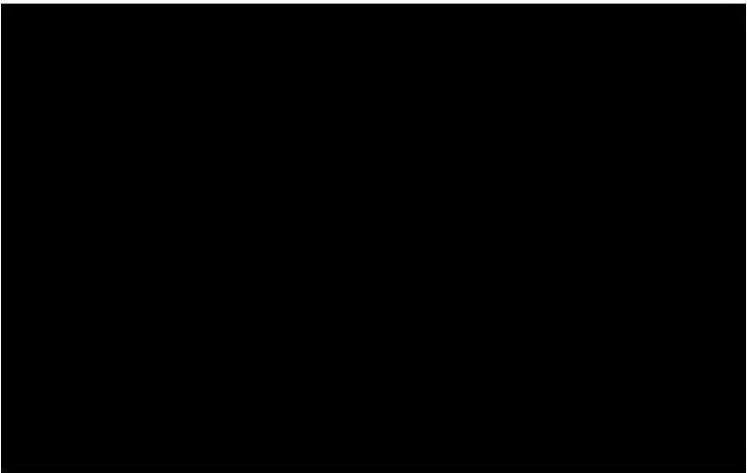


Dear Charles,

I am a PhD student in architectural history at Cambridge University, and I would like to protest the application to demolish Athlone House. Reference number 2013/7242/P.

Best wishes,


Max Bryant



I was disturbed to hear that the developer who has made a fortune from the flats in the grounds of Athlone House has failed to meet his obligation to maintain and restore Athlone House itself, but has, instead, left it to deteriorate further. Possibly he was hoping that there would then be no alternative but to pull it down and make a further fortune by building more luxury flats. I understand that rather than do this he has sold it on to someone who does indeed seek to pull it down in order to build a much bigger house totally out of keeping with the character of the area. It seems entirely wrong that this should be contemplated and I hope you will refuse permission for it to happen.

I do realise that, in these straitened times, Camden is not in a position to finance the maintenance of such a building but would it not have been possible to enforce the agreement made with the original developer?

Caroline Woollett



I am writing to register my serious opposition to the demolition of Athlone House.
It's appalling that the original planning permissions were not enforced despite the profits from the development of high value real estate right on the edge of The Heath.

As a History teacher I hugely object to my local area's history being destroyed. My daughter should be able to enjoy the heritage and History of the area where she grows up.

The architectural merit of the building along with the fact it is an integral part of Heath views means its planning permissions should be upheld and the building saved.

I really hope Camden council does not bend over to accommodate wealthy individuals / businesses over the needs and wants of locals and those who regularly enjoy the Heath and its environs.

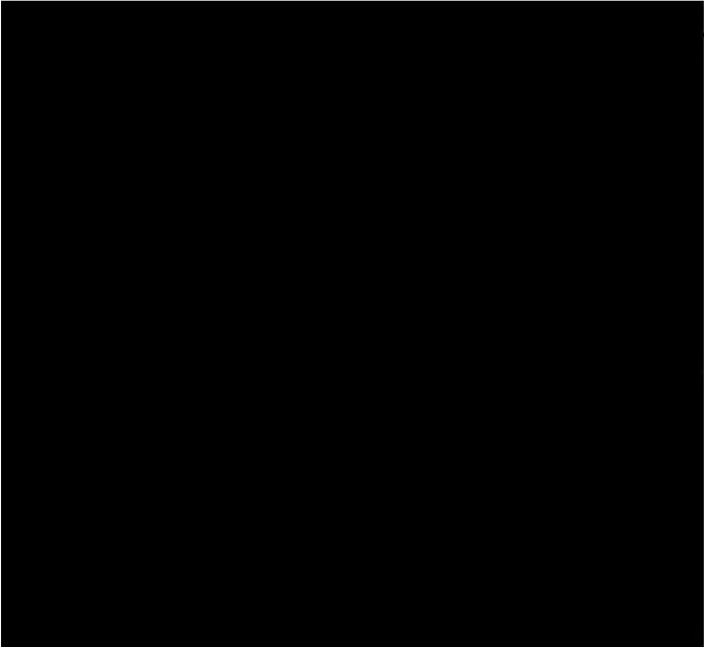
It would be hugely sad if such a locally loved landmark was destroyed and permanently removed from the Historic map of the area.

Please move to deny this new application and uphold the original terms of building permissions to restore Athlone House (Caen Wood)

Warmest Regards

Nickie Ward

Sent from Nickie's phone.




Dear mr thure
Re: 2013/7242/P

I am horrified to learn that the developers of the athlone house site are again attempting to gain permission to demolish it. Having being originally opposed to any development on the site it did appear to be more acceptable when safeguards were placed on the house. To now discover that an application has been made to knock it down is unbelievable. The view of the house is part of the heritage of our area and it doesn't thrill me to see it replaced with yet another White stone monster. I would like to register my opposition to this application.

Yours sincerely
Angie chandler

23 bishops rd
N6

Sent from my iPad



Dear Mr. Thuaire,

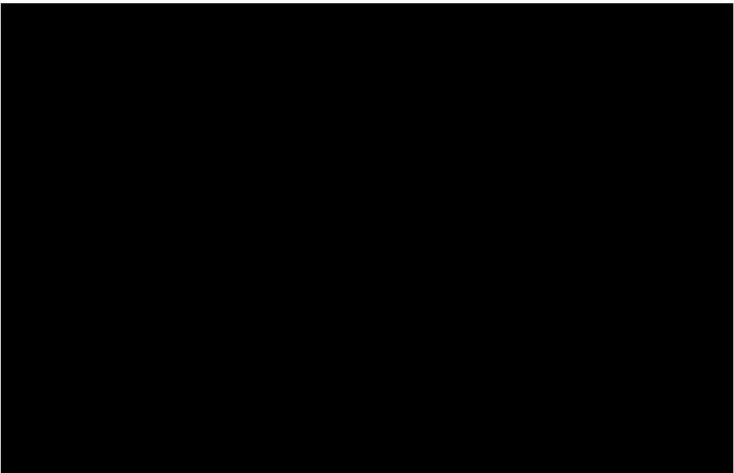
I am writing to object to the proposal to demolish Athlone House and replace it with a new building. I sat on the original Development Control committee in 2005 which gave permission to develop the Athlone House site, replacing NHS modern buildings with new apartments. The Members of the committee voted explicitly for the condition that Athlone House itself should be retained and restored. The developers having failed to fulfill this condition, they have apparently now sold on the house and new developers are attempting to rescind the condition. This is completely contrary to the intentions of the DC permission.

Athlone house is adjacent to Hampstead Heath and makes a very interesting contribution to the skyline at that point. The house itself is of one of the finest examples of Victorian architecture (inside and outside) and fits in well with the edge of the Heath appearance. The proposal for the ostentatious new building is 60% larger than the existing house, it would be intrusive in size and scale, colours and details. It contravenes the rules on re-building houses in Metropolitan Open Land (upheld re Garden House by the Court of Appeal).

For the reasons above, this application should not be allowed to go forward.

Yours sincerely,

Deirdre Krymer (Camden Councillor 1994-2006).



Dear Mr. Thuairé,

Reference: 2013/7242/P

I am appalled to hear that the planning application for the demolition of Athlone House has even been accepted.

It should be refused out of hand as the developers have not kept to their agreement with the Council to restore the House.

The present owner was surely made aware of this covenant when he purchased the house and remaining grounds .

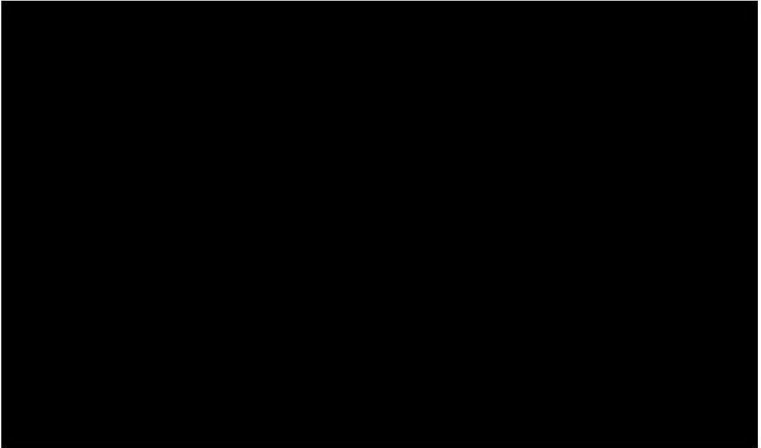
Changing ownership does not automatically absolve the owner of their responsibilities. Do not allow this ploy to drive a coach and horses through the agreement.

The developer built and sold his flats, now it's time to fulfil the other side of the agreement and restore the house.

Athlone House is regarded as a Victorian gem and is a landmark to be seen from the Heath. The proposed new house would be far too large , in contravention of the rules of rebuilding and such a huge building would not add , rather damage the views and character of the surrounding area.

I object to the scheme in the strongest possible terms.

Yours sincerely,
Willemien Hines



Dear Mr. Thuaire,

I wish to object in the strongest possible manner to the current proposals to demolish Athlone House. This building is an imposing and significant representative of High Victorian grandeur, of artistic as well as historic value. Its loss would be deplorable for both the immediate environment and the ever-shrinking repository of nationally landmarked structures. Please, do not grant permission for yet another irreplaceable piece of British heritage to be supplanted by a mediocre and characterless speculative development.

Yours sincerely,

Dr. Tye Blackshaw
16 Stormont Road
Highgate N6 4NL

Ref: 2013/7242/P
Athlone House
Hampstead Lane



Dear Mr Thuairé

When my grandfather, Sir Robert Waley-Cohen, lived in the house, it was called Caenwood Towers. My mother, Henrietta Waley-Cohen, and her brothers (my uncles), Sir Bernard Waley-Cohen and Mr Matthew Waley-Cohen, gave the house to the nation for the benefit of the people. I cannot feel that to allow this development is in keeping with that.

I hope you will not allow it

regards
Charlotte Green

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

There are now 2750 signatures on this petition. Read reasons why people are signing, and respond to Jack Boswell by clicking here:

<http://www.change.org/en-GB/petitions/camden-council-save-athlone-house-from-destruction-2/responses/new?response=094a00e26f55>

Dear Charles Thuair, Camden Council Planning,

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

Sincerely,

- 2501. Fiona Lindo London, United Kingdom
- 2502. Tove Eivindsen Trondheim, Norway
- 2503. Ola H Fjeldheim Oslo, Norway
- 2504. Helen Wake Harwich, United Kingdom
- 2505. Anne Soderman London, United Kingdom
- 2506. Revd Ian P Hamilton Manchester, United Kingdom
- 2507. jenny anderson london, United Kingdom
- 2508. Vince Pope London, United Kingdom
- 2509. Irina Gorbatova Москва, Russian Federation
- 2510. James Stevens Windsor, United Kingdom
- 2511. Penny Clarke Claygate, United Kingdom
- 2512. Christopher Johnston London, United Kingdom
- 2513. Emma Grove London, United Kingdom
- 2514. Stewart Selkirk Newcastle upon Tyne, United Kingdom

2515. Andy Blackford Litlington, United Kingdom
2516. Hekuran Kokaj London, United Kingdom
2517. Ulrich Resch vienna, austria,
2518. Katie Godfrey Wantage, United Kingdom
2519. Julie Brough Edgware, United Kingdom
2520. Morten Flagstad Oslo, Norge, Norway
2521. Ingrid Caldironi London, United Kingdom
2522. Vanessa Barber LONDON, United Kingdom
2523. Dominik Kraemar London, United Kingdom
2524. Lars-Erik Hägg Åseda,
2525. Tony Blackwell Cardiff, United Kingdom
2526. Adam Rosengard Glasgow, United Kingdom
2527. Pauline Higgins London, United Kingdom
2528. Nicholas Blundell London, United Kingdom
2529. John Everett London, United Kingdom
2530. Kate Rose Aylesbury, United Kingdom
2531. Clifton Sessums Hattiesburg, Mississippi
2532. Alex Cochrane Glasgow, United Kingdom
2533. Antoni Cuevas , Spain
2534. Julian Manev Belfast, United Kingdom
2535. George Torry Perth, Washington
2536. john matthews london, United Kingdom
2537. rosamund clarke , Italy
2538. Roger Holten Ås, Norway
2539. Jo Morris Hitchin, United Kingdom
2540. Ariela Cravitz London, United Kingdom
2541. Michele Wyckoff Smith Muswell Hill, United Kingdom
2542. Roger Stephens Salisbury, United Kingdom
2543. heinz boesch london, United Kingdom
2544. Luis Martínez , Spain
2545. kevin smith london, United Kingdom
2546. Matt Dalton Reading, United Kingdom
2547. Luisa Bastos London, United Kingdom
2548. Edward Lakin Shefford, United Kingdom
2549. Ray Bell Redhill, United Kingdom
2550. Johanna Longmuir , Australia
2551. Lesley Fish London, United Kingdom
2552. Eva del Valle , Spain
2553. David Hayhow London, United Kingdom
2554. Robert Fiteni London, United Kingdom
2555. Julian Dodd London, United Kingdom
2556. nigel hughes , United Kingdom
2557. franco farrell london, United Kingdom
2558. Daniel Schnable London, United Kingdom
2559. Neill Campbell Woods Newcastle Gateshead, United Kingdom
2560. Dave Harvey Bishops Stortford, United Kingdom
2561. Andrew Marks London, United Kingdom
2562. Felix Postler , Germany
2563. Robbert Jansen Nijmegen, Netherlands
2564. Ian Clarke Addlestone, United Kingdom
2565. paul rice wandsworth, United Kingdom
2566. Lulu Wentworth London, United Kingdom
2567. Nicholas Jackson London, United Kingdom
2568. Jonty Champelovier , France

2569. Dena Collins London, United Kingdom
2570. JESSICA Houghton London, United Kingdom
2571. ANNETTE hudspeth castleton, United Kingdom
2572. Ola Kristian Rian Trondheim, Norway
2573. Lauren Burton Clydebank, United Kingdom
2574. Peter Clarke stepney, United Kingdom
2575. MARTIN morgan LONDON, United Kingdom
2576. james marks london, United Kingdom
2577. Paulo Ferrero , Portugal
2578. Dominique Fenn Wokingham, United Kingdom
2579. John Glover Reading, United Kingdom
2581. angelique kounis London, United Kingdom
2582. Jeroen klop London, United Kingdom
2583. ben annesley London, United Kingdom
2584. Emma Pallant London, United Kingdom
2585. Thea Bishop London, United Kingdom
2586. stephen brooke Devizes, United Kingdom
2587. Mick Phillips Oxford, United Kingdom
2588. Kris Nincic London, United Kingdom
2589. james Carmody New Cross, United Kingdom
2590. Dean Cassady Hong Kong, Hong Kong
2591. Iain Elsworth Fareham, United Kingdom
2592. Sara-Jane Soutar London, United Kingdom
2593. Mikko Huru Finland,
2594. Layla Griffin London, United Kingdom
2595. Arshak Amirbekyan Yerevan, Armenia
2596. Stephen Hiscock brighton, United Kingdom
2597. WILL Barton London, United Kingdom
2598. M. R. Norfolk, Virginia
2599. LG White London, United Kingdom
2600. lydia wall London, United Kingdom
2601. Peter O'Shea London, United Kingdom
2602. toby winter London, United Kingdom
2603. Karin Ramsay Hove, United Kingdom
2604. Hana Jurikova Watford, United Kingdom
2605. Sara Negretto Portlaoise, Ireland
2606. Kelly knight London, United Kingdom
2607. Roman Rozkiewicz London, United Kingdom
2608. samantha potepa London, United Kingdom
2609. Emanuela Liverani , Italy
2609. Susanne Vanden Bosch Chelsea, Michigan
2610. Elizabeth George Burton upon Trent, United Kingdom
2611. Dan kuper London, United Kingdom
2612. Tony Pieretti London, United Kingdom
2613. Shelagh Rowan-Legg London, United Kingdom
2614. Deirdra Torney Brighton, United Kingdom
2615. elaine axten London, United Kingdom
2616. Deputy Mayor Monica Wangmann, Ashfield Council , Australia
2617. Dawn Sanders London, United Kingdom
2618. Tessa Hatts London, United Kingdom
2619. Tom Farmery Reigate, United Kingdom
2620. Ayrat Shafikov Konefck, Russian Federation
2621. steve goodman london, United Kingdom
2622. louis ruscombe-king London, United Kingdom

2623. patrick nethercoat barnet, United Kingdom
2624. Eva Jonsson London, United Kingdom
2625. Victoria boakes London, United Kingdom
2626. Linn Solheim Oslo,
2627. Sally Rusbatch leeds, Maryland
2628. Gill Howard Hyde, United Kingdom
2629. fabrice dumont , France
2630. Joel Meadows London, United Kingdom
2631. William Burningham London, United Kingdom
2632. Jan Wood Essex, United Kingdom
2633. Momchil Shahamov София, Bulgaria
2634. Brynn McCullagh Feltham, United Kingdom
2635. Gabrielle Nicot-Berenger London, United Kingdom
2636. hervé huguet , France
2637. philip murray , France
2638. pinky Zwager Haren, Netherlands
2639. Miguel Torres London, United Kingdom
2640. Zarich Catlin-Hallett Chesham, United Kingdom
2641. Morten Thoresen Oslo, Norway
2642. irene toffali ferndown, United Kingdom
2643. Ben Floyd London, United Kingdom
2644. Katharine Wilkinson London, United Kingdom
2645. kane pittard , Australia
2646. siomara goraldo london, United Kingdom
2647. julian hudson london, United Kingdom
2648. Paul ellis Borehamwood, United Kingdom
2649. Miles Westgarth Watford, United Kingdom
2650. Alan Doggett-Jones London, United Kingdom
2651. SONYA COPK , Argentina
2652. Rune Gundersen Gjøvik, Norway
2653. Emily Fuhrman London, Canada
2654. Abigail Magnus , France
2655. Jaymala Raval London, United Kingdom
2656. Micheline Gibbons Portland, Oregon
2657. verity segar , France
2658. Mario Buchichio Montevideo, Uruguay
2659. Eli-Sofie Thorne Drammen, Norway
2660. Alan Goodenough London, United Kingdom
2661. Fabiana Arzuaga canelones, Uruguay
2662. Barry Stuart-Clarke Milton Keynes, United Kingdom
2663. Stephen Betts Slough, United Kingdom
2664. David Staple , France
2665. Per Jonsson Äspered, Sweden
2666. Apolonia Stankiewicz Puteaux, France
2667. Richard Bailey London, United Kingdom
2668. Patrick Marcel , France
2669. Jason Bovington brighton, United Kingdom
2670. elizabeth belsten victoria, Canada
2671. Hamutal Ramot jerusalem, Israel
2672. Katrina Aabryn London, United Kingdom
2673. Scott Barnes Benton City, Washington
2674. jean stones Birmingham, United Kingdom
2675. SARAH FULLER St Albans, United Kingdom
2676. Janet Davies Wolsingham, United Kingdom

2677. Walid Hamdan Jeddah, Saudi Arabia
2678. Giles Henderson , Singapore
2679. ed Williams London, Singapore
2680. ged mcnamara cumbria, United Kingdom
2681. Taylor Gates San Marino, California
2682. barry sutton london, United Kingdom
2683. Alessandro Del Gaudio , Italy
2684. Mike Chinn Birmingham, United Kingdom
2685. kenneth flaherty London, United Kingdom
2686. Mal Colman Cambridge, United Kingdom
2687. Neil Goodenough London, United Kingdom
2688. Ola Johansson London, United Kingdom
2689. Peta Bateman Lee-on-the-Solent, United Kingdom
2690. Rebecca Smith London, United Kingdom
2691. Sarah Powers Indianapolis, Indiana
2692. Jan Bega Geneva, Switzerland
2693. John Garrett Wokingham, United Kingdom
2694. Adrien PARTY , France
2695. manuel cozzani London, United Kingdom
2696. Helen Grady , Spain
2697. Frank Siciliano Las Vegas, Nevada
2698. Henric Oscarsson Oskarshamn, Sweden
2699. Elizabeth Alexander Wolverhampton, United Kingdom
2700. mathieu villemont , France
2701. Andy Newman Birmingham, United Kingdom
2702. Michael Rogers London, United Kingdom
2703. Marion Whyte Montreal, Canada
2704. Chris Carter London, United Kingdom
2705. Maria Enrica Ramelli , Italy
2706. MELANIE KEHAYA MIDHURST, United Kingdom
2707. Elisabeth Høvås Oslo, Norway
2708. Susannah Gregory-Cullen London, United Kingdom
2709. Simon Hicks Dunham Massey, United Kingdom
2710. Jane Corbett London, United Kingdom
2711. Brian Smith Rochester, New York
2712. Nadine Beck , Germany
2713. Aymerick-Alexandre Therie-Chaupin New York, New York
2714. Georgia Lepore , Italy
2715. Jakob Jaskulla , Germany
2716. Mary Karlson Chicago, Illinois
2717. Katia Gargiulo , Italy
2718. eugenio tacchia , Italy
2719. Tye Blackshaw LONDON, United Kingdom
2720. Mark Warrick Tunbridge Wells, United Kingdom
2721. Lyndon Jones Blandford St. Mary, United Kingdom
2722. David Poynter Redhill, United Kingdom
2723. justin versetti pompano beach, Florida
2724. Yakir Zur Radlett, United Kingdom
2725. Keri Boone Oklahoma City, Oklahoma
2726. Taylor Merrill Riverhead, New York
2727. M Dyke Horam, United Kingdom
2728. Frankj PERALTA New London, Minnesota
2729. Irene de Luis sheffield, United Kingdom
2730. Howard Hannah London, United Kingdom

2731. ANTOINE SPORTIELLO , France
2732. Caroline Fawden London, United Kingdom
2733. Leonard Brook Worthin, United Kingdom
2734. TIM LEATHERBARROW WARRINGTON, United Kingdom
2735. Sara Palma , Italy
2736. Maria Torres , United Kingdom
2737. Lars Dideriksen Aarhus, Denmark
2738. Rebecca Harkness Penzance, United Kingdom
2739. Gry Nielsen ,
2740. Alexei Slater London, United Kingdom
2741. Michael Drennan San Jose, California
2742. Vicky Garlick Durham, United Kingdom
2743. Trevor Beaumont Stansted, United Kingdom
2744. Adam Hayes London, United Kingdom
2745. etienne martine , France
2746. Dominic Hawkins Haifa, Bat Galim,, Israel
2747. Cylia Wong Vancouver, Canada
2748. Jürgen Frohn , Germany
2749. Christopher Lambert Murfreesboro, Tennessee
2750. alice wingate london, United Kingdom



Dear Mr Thuaire ,

I wish to express my deep horror to hear there are plans to pull down Athlone House.

I write as a Highgate resident for 40 years address 97. Southwood Lane N6 5TB.

I recall my sister in law working there As a Nurse for many years.

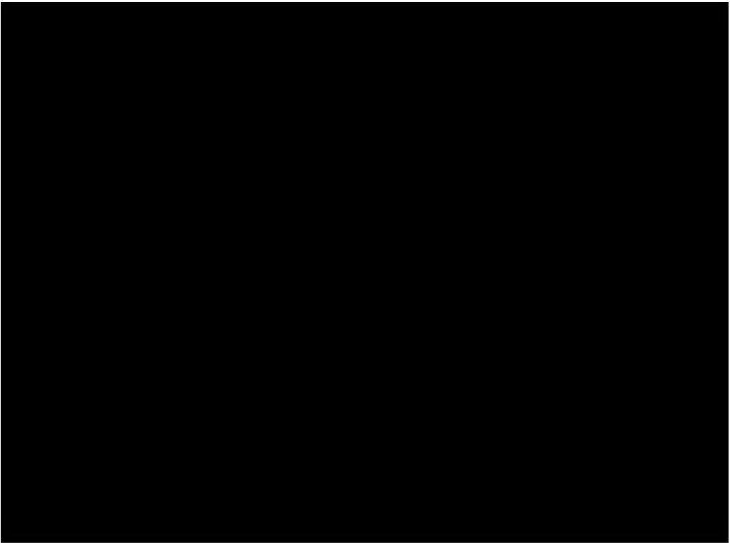
It seems to me greed on the part of the developers who bought the site knowing the house was protected.

The view of the house is an integral part of the view from ken wood.

Please tell me if there are. Other ways in which I can express my opposition which would help keep the house.

Yours Dr Fred Schon

Sent from my iPad



Reference no 2013/7242/p

Dear Mr Thuairé

I can't believe we are still discussing the fate of Athlone House after all these years

Everybody knows the developers were given permission to build those really ugly flats on the condition they restore Athlone House

WHAT IS THE PROBLEM -is everybody spineless at Camden Council.? When are you going to stand up and just say no once and for all

As you know most people living in the area oppose yet again the new plans to tear it down and build something much bigger,

I like most other people, will just throw up our hands and just believe Camden Council are far more interested in accommodating these

developers than listening to the local people


Lets hope sense prevails

Yours

John & Marianne Swannell

john swannell
john swannell studios limited
7 north road
london
n6 4bd





Dear Mr Thuaire

I write to express strong opposition to the application to demolish Athlone House, and to replace it with a larger house.

* Permission for the construction of apartment blocks on the adjacent land previously forming part of the Athlone House estate was given on terms that Athlone House would be restored. Grant of the permissions applied for would reward a cynical legal manoeuvre intended to evade that obligation. The obligation should be honoured.

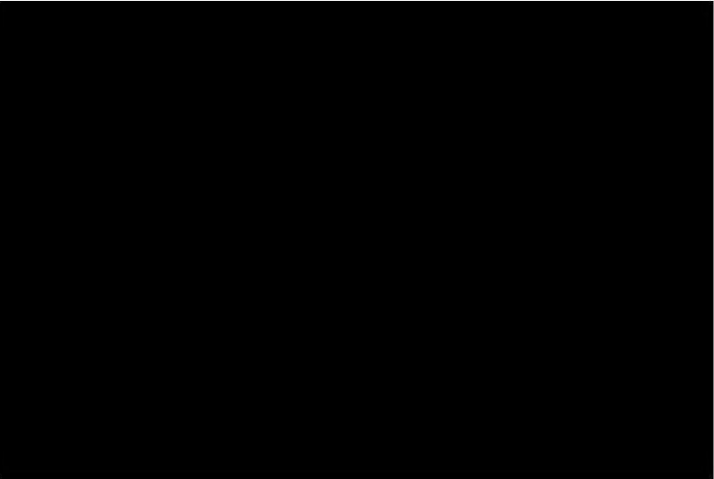
* The house is a distinguished mid-Victorian mansion with fine architectural features. Its weathered, rose-coloured brick and stone dressings represent a key landmark, visible from a large part of the Heath. While its fabric may have suffered to some extent from neglect since the restoration obligation was entered into, I am assured that it is well capable of restoration.

* The proposed replacement house would have far larger footprint than Athlone House, breaching the restrictions on rebuilding houses on Metropolitan Open Land.

* In contrast to the existing house, the proposed replacement would damage the character of one of the most significant areas of the Heath, with its unspoilt views towards nearby Kenwood, and over open fields and woodland towards Highgate, and with the magnificent panorama of London beyond open country. The enormous replacement would be intrusive in its billionaire style, as well as in the proposed colour and detail.

Given the importance of the application, I assume that it will be determined at a public hearing. Please arrange for me to be notified of the date and time of the hearing.

Yours faithfully



Dear Mr Thuairé

I write to object to demolition of Athlone House. The developer, or whoever buys from the developer, should be honouring the commitment to retain and restore the building. The house is in sufficiently good condition to be restored. The house that is proposed to replace it is much larger than the current Athlone House, which is against the rules on rebuilding houses on Metropolitan Open Land. Finally the new house would be intrusive in size and scale, damaging the character of the Heath.

Yours sincerely

Rufus Rottenberg
111 North Hill
London
N6 4DP



Dear Charles Thuairé

I write to urge you to reject the proposal to demolish Athlone House.

The developer has a clear obligation to retain and restore the house - this obligation must be enforced.

Under no circumstances should building on Metropolitan Open Land such as the Heath be permitted to exceed the area occupied by what it replaces.

Pauline Godwin



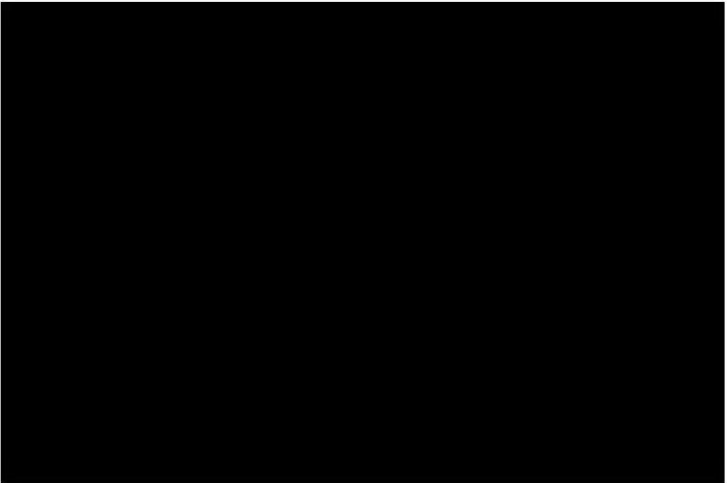
Dear Mr Thuairé,

Having read of the wish by the developers to demolish Athlone House, I write to register my objection to that as proposed by the developers.

Athlone House is an important historic landmark building and must be preserved.

Yours sincerely,

Karim Lalani
Cardale House
Kenwood Close
London NW3 7JL



>
> Dear Mr Thuaire,
>
> As a Camden resident who was born in Hampstead and who has lived and been schooled in the area all my life, I am baffled by the desire to demolish a house which provides such beauty to the area.
>
> We must ensure the preservation of the quality and history of our environment over decisions made purely for commercial gain and I cannot express my opposition to the demolition of Athlone House more strongly.
>
> Yours sincerely,
>
> Andrew Linger
>
> Sent from my iPad



Dear Sir

We object to the above application on the grounds that:

1. To allow the effective waiver of a previous planning obligation would be wrong in principle even the more so in the case of a landmark building. If planning obligations cannot be enforced against landmark buildings the justification for enforcement of similar obligations in the case of lesser buildings would be more difficult to justify and a bad precedent is created.
2. The area, volume and shape of the proposed development is too large/imposing. We believe that current regulations would be breached . Once again the position and high visibility of the location re-inforces the need to uphold regulations. The danger is that regulations designed to protect the community can be undermined by high profile bad precedents.
3. The Existing Architectural detail can and should be restored and preserved.

Jenny and Irving Blumhof

The Pryors, East Heath Road, London NW£1BS (Flat 1)



Dear Charles Thuairé,

A note of my strenuous objection to the proposal to demolish and replace Athlone House. The clear agreement to restore the existing Athlone House as part of the negotiated and granted consent that enabled the new flats, is undisputed.


There are no grounds whatsoever on which to justify granting any consent for an Athlone House replacement.

If the owners choose to watch their asset deteriorate that is their loss.

As our elected Council representing our interests and our environment please unequivocally refuse any applications made for its demolition.

Yours sincerely
Tom Brent

Tom & Gilly Brent
84 South Hill Park
London NW3 2SN
020 822 187 0715



Dawson (development), Barry

From: Thuaire, Charles
Sent: 23 December 2013 12:26
To: Planning
Subject: FW: ref 2013/7242/P - RC 03/01/14 to be logged on IDOX

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: isobel.hie@cegetel.net [mailto:isobel.hie@cegetel.net]
Sent: 23 December 2013 12:11
To: Thuaire, Charles
Subject: ref 2013/7242/P

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

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

Sincerely,
Isobel Blackett, former resident of Kentish Town and frequent visitor to North London and the Heath

24, allée des Merles,
37100 Tours
France