

From: [REDACTED]
Sent: 24 December 2013 10:07
To: Planning
Subject: Fwd: 2013/7242/P Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Begin forwarded message:

Subject: 2013/7242/P Athlone House

Dear Mr Thuairé

I would like to object in the strongest terms to the proposed destruction of Athlone House and redevelopment of the site.

I am shocked and appalled that the previous owner has not been compelled to keep to their obligation to restore the house. This, to me is typical of the soulless attitude of too many "business people." Once their profit is assured, they don't care too hoots for anyone else.

Thousands of people of every income bracket enjoy the views of Athlone House every day. It adds significantly to the beauty of the views of the Heath for everyone who visits this wonderful area. The notion that all its historical significance and beautiful detail should be swept away appals me.

I have also learned that the planned mansion that will replace it will be much larger and totally unsympathetic in its proposed detail and design. This contravenes the laws on building houses in Metropolitan Open Land such as the Heath. (As a side issue, I wonder who will buy such a place? Someone who actually lives in the area, loves it for all its shared splendour, someone who regularly takes walks up to Kenwood, thankful for all the care that has been taken to maintain Hampstead Heath for the last two hundred years? Or - as I feel is much more likely - an absent oligarch?)

I do hope this terrible plan can be stopped. No sane person objects in principle to the commercial development of land. But this MUST be tempered by the considerations of conservation of buildings and areas of a outstanding value to the community. Those who undertake to conserve protected buildings in return for permission to redevelop and profit MUST be compelled to honour their obligations.

I have every faith in your good sense on this matter.

Best wishes



Camden Council Customer feedback and enquiries

General Enquiry - Development management - Ref. 9057150

Customer details

Title
Forename 1
Surname
Any other name you may be known by



Address
Town
County
Postcode
Email address
Phone
Mobile
DX Number
Gender
Age
Ethnicity
Disability
Preferred contact method
Preferred contact language
Is the client a MP?



Complaint

Details

The proposed demolition of Athlone House is a scandalous abandonment of responsibility by the Council. If, as reported, the permission to build flats in its grounds was conditional upon the developer restoring the House, then the Council ought now to be suing the developer for breach of contract; and in future it should insist that such conditions are met before work is allowed to begin on new work. It is about time the Council started to take a strong line with greedy developers who destroy the built environment without regard for any aesthetic or cultural considerations whatsoever.

What should be done to put things right?

reply

Resolved or new case to be assigned

Arrange for a response to the complaint

Review Stage complaint

No

How received

Email

Date received

16/12/2013

About this form

Issued by

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

Assigned to

Development Management

Camden Council Customer feedback and enquiries General Enquiry - Development management - Ref. 9057150

About this form

Contact email	coresupportteam@camden.gov.uk
Channel	Customer feedback, enquiries and correspondence
Contact reference	81686321599
Received on	16/12/2013
Entered by	Stewart Holmes (HOUSH04)
Form reference	9057150
Status	Submitted on 16/12/2013 08:43
Contact method	Email
Type	General Enquiry - Development management

From: [REDACTED]
Sent: 23 December 2013 23:26
To: Planning
Subject: 2013/7242/P Athlone House N6

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Dear Charles Thuaire,

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

[REDACTED]

From: [REDACTED]
Sent: 23 December 2013 22:58
To: Planning
Subject: Fwd: [southhillsiders] 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Redirected as requested.

[REDACTED]

Dear Mr Thuaire

Please record my objection to the proposal to demolish Athlone House.

I will not revisit the argument on the merits of the building nor what is proposed to replace it. Nor should you. That was settled by the S106 agreement to which the original developer consented. That agreement imposed an obligation inherited by the present applicant.

The developers unapologetically took their profit and ignored their bargain with us. Now they cry poor and point to the extra cost imposed by their own neglect. One is reminded of the young man who, convicted of murdering his parents, begged the court show mercy to a poor orphan.

Consider the consequences of approving the demolition. The planning system in general and Section 106 agreements in particular are brought into disrepute if it is clear one is not actually required to keep them. The Council's own power to grant concessions under S106 agreements is fatally compromised if any objector seeking judicial review can show such promises can be freely disregarded.

The disingenuous neglect of the Section 106 agreement is alone sufficient ground for rejecting this application. If it is within your remit, please also refer the issue to Enforcement for action.

Kind regards

[REDACTED]

[REDACTED]

Dear Charles Thuaire,

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

[REDACTED]

[REDACTED]



[REDACTED]

From: [REDACTED]
Sent: 23 December 2013 21:23
To: Planning
Subject: Fwd: Ref: 2013/7242/P - Athlone House Planning Application

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

[REDACTED]

Sent: Mon, 23 Dec 2013 19:00
Subject: Ref: 2013/7242/P - Athlone House Planning Application

Having been born in North London 77 years ago & been resident there all that time, and for the past 50 years specifically in Highgate, I would like most strongly to object to the demolition of Athlone House.

While at 77 you may consider me an old "stick in the mud" I do assure you I appreciate modern buildings, love the Canary Wharf area with it's modern lay-out, the beauty of The Shard etc.

I lived through the mass destruction of London buildings during WWII, much replaced in the 1960s with the most hideous buildings, many of which have already been replaced, the removal of the Euston Arch, the destruction of many beautiful Victorian/Edwardian theatres.

I recall the 70s when the whole Covent Garden Market was down for complete demolition, yet renovated & re-invented to become a beautiful tourist attraction. The Hippodrome Theatre became unviable as a theatre but has been restored to it's former architectural magnificence as a casino, including a Chinese community centre.

I'm more than convinced a good architect can create a viable answer to retain the beauty of Athlone House, as was agreed in the original planning permission.

Please help retain the beauty of this country, and London in particular.

Yours sincerely

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 18:58
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 23 December 2013 18:29
To: Thuaire, Charles
Subject: Athlone House

Dear Mr Thuaire, Camden Council: I write to add my views to those of many others about Athlone House. When did we allow the word " Developer" to get into the vocabulary? It sounds vaguely benevolent, whereas they merely destroy and then rebuild at a very large profit. No, Athlone House has played an important and useful, not to say beautiful, part in the life of of Highgate Heath and Hampstead, and there is absolutely no reason why this should change: except, apparently, to line the pockets of outsiders who have no connection with the House and its surroundings. I cannot adequately express the strength of my opposition to this proposal, and urge the Council to refuse it without hesitation.

Yours sincerely [REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 17:39
To: Planning
Subject: FW: 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 17:38
To: Thuaire, Charles
Subject: Ref: 2013/7242/P

Dear Mr Thuaire,

With regards to the above application for Athlone House in Hampstead.

I am very much against the current application to demolish Athlone House, a landmark property overlooking Hampstead Heath and replacing it with a much larger new property.

The grounds upon which I wish to 'voice' my objections are:

A) 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

B)The house is rich in architectural detail both inside and out and I am convinced that it is still in good enough condition to be worth restoring

C)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.

D) The consent given to build flats in the grounds had a caveat that the main house was itself retained and restored within a 3 1/2 year period. This has not been done and frankly by selling it to new owners should not mitigate the original agreement.

Kind regards,



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 17:39
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 23 December 2013 17:37
To: Thuaire, Charles
Subject: Athlone House

Dear Mr Thuaire,

It is distressing to hear that developers still seek to demolish this historic landmark, and have apparently resiled from the agreement made to retain it.

We greatly object to any such proposal, for reasons that will be obvious. Athlone House is a well-known and loved and attractive landmark, which should be preserved.

Kind regards,

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 17:37
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 17:36
To: Thuaire, Charles
Subject: Athlone House

Reference: 2013/7242/P

Dear Mr Thuaire

I wish to express my strong objection to the proposed destruction of Athlone House. The building, dating from about 1870 is Victorian and of considerable interest and merit. Many architectural features are unique and demonstrate skills of that time. The building is a "pearl" in Highgate.

Those of us who live close to Hampstead Heath enjoy lovely views from different locations. It adds to the interest of walks on the Heath.

The proposed new building is far too large and its design is unsuitable for the environment of Highgate. It is totally out of character and would create an eyesore in this beautiful part of London.

Please save Highgate, one of the loveliest parts of London.

Kind regards

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 16:30
To: Planning
Subject: FW: Ref 2013/7242/P - Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 16:24
To: Thuaire, Charles
Subject: Ref 2013/7242/P - Athlone House

Dear Mr Thuaire

I oppose the planning application for the demolition of Athlone House on the following grounds:

- 1) Planning permission was granted for the development of new apartments after extensive public consultation on condition that Athlone House be retained and refurbished. There would have been no public support on any other basis for the grant of this consent. What has followed stands to make a mockery of the planning system in general and Camden Council in particular.
- 2) If further grounds are necessary, the current planning application now before the council should be refused due to the proposals:
 - a) inappropriate character
 - b) scale
 - c) impact on Hampstead Heath
 - d) impact on Kenwood

Despite the previous and current owners deliberately allowing the property to fall into disrepair there is absolutely no reason, financial or otherwise given the rise in property values since the debacle began, why the property cannot be reinstated to its original condition given the records that exist and the inherent value of the property.

I sincerely hope that Camden can find a way of enforcing the original condition.

Yours sincerely

[REDACTED]



From: Thuaire, Charles
Sent: 23 December 2013 16:23
To: Planning
Subject: FW: Athlone House Ref 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 16:17
To: Thuaire, Charles
Subject: Athlone House Ref 2013/7242/P

Dear Mr. Thuaire

I wish to oppose to proposal to demolish Athlone House. I think it is outrageous that the original planning condition to retain and restore this wonderful house is being blatantly disregarded by the developer. If it is allowed to continue it makes nonsense of all your planning procedures and decisions. This outrageous behaviour displays utter contempt towards you and the entire local community.

Regards

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 16:11
To: Planning
Subject: FW: Ref.2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 23 December 2013 12:31
To: Thuaire, Charles
Cc: The Editor, New Camden Journal
Subject: Ref.2013/7242/P

Dear Mr Thuaire

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.

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 16:04
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 23 December 2013 15:14
To: Thuaire, Charles
Subject: Athlone House

Dear Mr Thuaire As a resident of Highgate living within 400 metres of Athlone House, I am writing to strongly oppose the destruction of Athlone House and hope the application to do so will be rejected. Athlone House is an important landmark, wholly appropriate to its environment and could be converted into apartments within the present structure.

As a Highgate resident for almost 40 years, it is distressing to see a pleasant residential area - Highgate

- gradually being turned into an enclave for the international super-rich. The replacement of Athlone House and its replacement by a super-luxury single home would be one more nail in the coffin of Highgate as a normal residential area.

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 15:56
To: Planning
Subject: FW: reference 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 15:14
To: Thuaire, Charles
Cc: [REDACTED]
Subject: reference 2013/7242/P

Dear Mr Thuaire

I would be grateful if you would note my objection to the demolition of Athlone House as per the reference 2013/7242/P.

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 23 December 2013 15:08
To: Planning
Cc: [REDACTED]
Subject: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Orange Category

Dear Sir,

You have, I know received numerous objections to the latest planning proposal involving the demolition of Athlone House and its putative replacement - objections on planning grounds, architectural grounds and aesthetic grounds. While agreeing with most of what has been said in these objections, I wish to register only one strongest possible objection on grounds of the bad faith displayed by the present owners and their predecessors in failing to observe the terms of the Section 106 Agreement which was freely entered into many years ago, and which has neither been observed by the owners, nor, most regrettably, enforced by Camden Council.

Much has been said, by the owners or their agents, of how things have changed since the signing of this Agreement, and of how the cost of implementing it now would be so large as to be unreasonable. What, I submit, is unreasonable is the action of the owners who first freely signed the Agreement and then from day 1 ignored it. (The behaviour - or lack of behaviour - of the Council, is not much better.)

Those who signed this Agreement have made a handsome profit from the erection of flats on this site; they now propose to ignore in perpetuity the *quid pro quo* which was a vital element in the granting of permission for these flats.

No further planning permission should be granted on this site until the terms of the Section 106 Agreement have been implemented. If these terms are now onerous, this is the fault only of those who have sought to ignore and evade them for so long. I hope that this appeal may be rejected with contumely, and that Camden Council may at last feel obliged to enforce the Agreement that they themselves negotiated.

Yours faithfully,

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:38
To: Planning
Subject: FW: Athlone House - Reference No. 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 14:32
To: Thuaire, Charles
Subject: Athlone House - Reference No. 2013/7242/P

Dear Mr Thuaire,

I was very concerned to hear that yet another application has been made to demolish Athlone House, which is one of the most outstanding buildings in the borough. As I understand it – and there is ample photographic evidence to back this up – the house is a splendid architectural piece and certainly worth restoring – if only the owners would do so.

I'm therefore writing not only to request that you reject the new application but that you also enforce proper restoration on the owners.

Many thanks,

[REDACTED]

.....

[REDACTED]





From: Thuaire, Charles
Sent: 23 December 2013 14:30
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

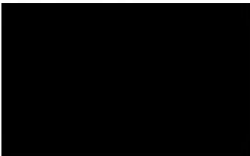
From: 
Sent: 23 December 2013 14:04
To: Thuaire, Charles
Cc: 
Subject: Athlone House

Ref. No: 2013/7242/P

Dear Mr. Thuaire,

I am writing to strongly protest against the latest application by developers to demolish Athlone House in Highgate. I urge the council to once again reject such a proposal and to preserve this beautiful Victorian mansion house for posterity.

Yours sincerely,



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:29
To: Planning
Subject: FW: Planning Application 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 23 December 2013 09:26
To: Thuaire, Charles
Subject: Planning Application 2013/7242/P

Dear Sirs

I am a longstanding Highgate resident and regularly walk on the Heath. I wish to register very strong objection to the application to demolish Athlone House. The loss of such an important landmark building would be tragic.

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:28
To: Planning
Subject: FW: Opposition to application 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 08:38
To: Thuaire, Charles
Subject: Opposition to application 2013/7242/P

Dear Mr. Thuaire,

I am dismayed to learn that another application (number 2013/7242/P) has been entered to demolish picturesque Athlone House on Hampstead Heath. I oppose this application and ask that it be refused, on the following grounds:

1. In 2005, the then owners of the property were granted planning permission to build separate new flats subject to the condition that Athlone House would be restored and maintained. This obligation has not been fulfilled by the old or new owners. **It is still a contractual obligation of the new owners to restore and maintain Athlone House and this must be enforced. Alternatively, the newly built flats must be removed since the planning conditions for their construction have not been fulfilled.**
 2. Not honouring their obligations and then putting in an application to demolish the property is simply taking the mickey with Camden's planning process. **If Camden allows this to pass it will set further precedent that undermines its ability to enforce planning conditions.**
 3. **The existing Athlone House is still in good condition, rich in architectural detail and is certainly worth restoring.** However, even if it wasn't economically viable to restore it, this is still an obligation the owner has agreed to in the past and any increased cost since then is only a result of their non-compliance. They should bear any cost necessary to restore it; they have already been paid for it by being allowed to develop the flats.
 4. Athlone House is a beautiful, historic mansion with rich detail. Views of it from the Heath are of great value. **By contrast, the proposed house would be too large for the site, of garish colour, scale and size. It will be an eyesore at that point of the Heath and ruin the views of Kenwood House which has recently been restored by its owners at great cost.**
 5. **Rules on building in Metropolitan Open Land only allow limited expansion of existing dwellings. The new proposal is over 60% larger than the existing Athlone House which files in the face of these rules.** As an open space, Hampstead Heath is not just of value locally to the Borough, but to all of London and indeed nationally and internationally to visitors. Camden should be very protective of this heritage that has been placed under its stewardship.
- Earlier demolition proposals have been rejected by Camden and this sound judgement has been upheld by the Inspectorate on appeal. The case for demolition has in no way improved and I ask you to reject this proposal as well.

I also respectfully request Camden to enforce the planning obligation on the owners of Athlone House to maintain and restore it. Could you please let me know the appropriate place to file a formal request for this? Thank you very much.



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:28
To: Planning
Subject: FW: Athlone House Planning Application

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 07:59
To: Thuaire, Charles
Subject: Athlone House Planning Application

Dear Mr Thuaire,

How could you even consider the idea!

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.

By their behaviour to date the developers have already shown that their honesty and trustworthiness leaves quite a bit to be desired.

If an ordinary member of the public behaved in that way you would, quite rightly, throw the book at them!

Please reject the revised proposition.

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:28
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 23 December 2013 07:58
To: Thuaire, Charles
Subject: Athlone House

We strongly support Camden Council's efforts to prevent the demolition of Athlone House. We do so not only on the grounds that it is a notable building which adds to the amenity of the neighbourhood but also because developers cannot be allowed to renege on undertakings given in order to secure planning permission.

[REDACTED]




From: Thuaire, Charles
Sent: 23 December 2013 14:28
To: Planning
Subject: FW: 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

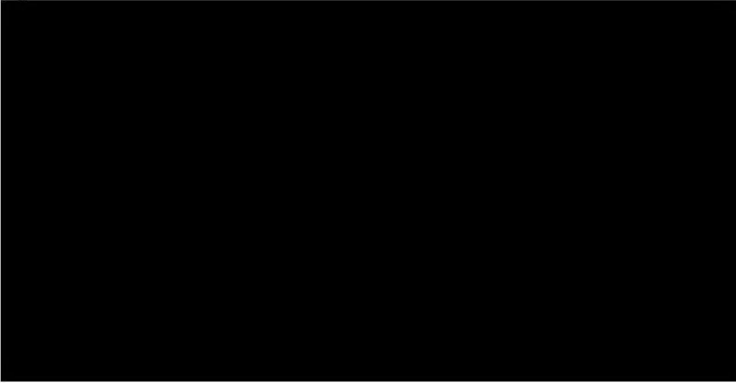

Telephone: 020 7974 5867

From: 
Sent: 23 December 2013 07:38
To: Thuaire, Charles
Subject: Fwd: 2013/7242/P

Dear Sir,

I write to express my objection in the strongest terms to the proposed demolition of Athlone House.

Please acknowledge receipt of this email.



[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:27
To: Planning
Subject: FW: 2013/7242/P Athlone House - proposed demolition

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 03:07
To: Thuaire, Charles
Subject: 2013/7242/P Athlone House - proposed demolition

Dear Mr Thuaire

I now live in Australia but was involved as a then local resident in the first campaign in relation to the development in the grounds of Athlone House. I visited Hampstead Heath most recently this April and again marvelled at the ambience, of course marred by intrusions such as the Royal Free Hospital but still giving the impression towards Highgate of well-proportioned dwellings in spacious settings that complement the nature of the Heath.

Athlone House is a wonderful example with its textures, scale, wealth of detailing, and form fitting into the landscape.

I object to the proposed demolition on several grounds:

1. The proposed loss of a familiar and suitable building that is now part of our – the world's – heritage.
2. The proposed replacement with a vast intrusion of no merit, that is not even proposed to have colours suitable to the natural setting.
3. The affront to the legitimate expectations of all that the house would be retained as an intrinsic part of the approval of the development lower down the site.

Of course there is always scope for sensible, minor, agreed departures from planning permits. However no property owner should ever be permitted, unless there are the most pressing exceptional circumstances, to make major changes. Even then any change should be in the spirit of the original planning permit.

This proposal has absolutely no merit in terms of the permit or its impact on the landscape.

It should be rejected.

Yours sincerely,



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:27
To: Planning
Subject: FW: 2013/7242/P Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 23 December 2013 01:26
To: Thuaire, Charles
Subject: 2013/7242/P Athlone House

To Camden Council

Please add my objections to this application. My reasons are the same as those of Highgate Society and the Heath & Hampstead Society so no need to repeat them here.

Yours Sincerely

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:27
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 23:19
To: Thuaire, Charles
Subject: Athlone House

Dear Mr Thuaire,

I write to support the many objections which you have received to the current proposals for the development of Athlone House and in particular those of the Heath and Hampstead Society.

The arguments against the development are very strong. As arguments, their strength is not increased by constant repetition; but constant repetition will at least reinforce your understanding that there is enormous opposition to this plan.

The application is not one of substantive merit: as other opposition has made clear, there will be a loss of a house which remains, as the H&HS puts it, rich in architectural detail and worth restoring. The large increase in size contravenes the rules on rebuilding houses in Metropolitan Open Lane. The redevelopment would be intrusive in many ways, visual and otherwise. It is out of place.

Quite apart from the de-merits of the application, the cynical disregard for the conditions subject to which the previous planning consent was given is breathtaking. If the conditions had been complied with, I would have thought that there could no question of planning consent now being given.

Yours sincerely,

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:27
To: Planning
Subject: FW: 2013/7242/P Athlone house

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 22:18
To: Thuaire, Charles
Subject: 2013/7242/P Athlone house

Dear Sir

I am horrified to learn that about plans to demolish Athlone House. I walk daily on the Heath and always appreciate its tower above the woodland. This is really shocking that such a prominent and attractive landmark is under threat.

I am even more shocked to learn that our planning system is so dysfunctional that a developer was allowed to build new flats in exchange for agreeing to restore and maintain Athlone House. I understand that he made his profit on the flats and did not keep his side of the agreement with, apparently, no sanction. If permission is given for a new owner to now demolish the house and replace it with a huge new house, it would appear that planning no longer functions, even in cases of buildings which are treasured by many and which are viewed for miles around.

Yours sincerely

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:27
To: Planning
Subject: FW: reference number 2013/7242/P - Proposal to demolish Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 21:49
To: Thuaire, Charles
Subject: reference number 2013/7242/P - Proposal to demolish Athlone House

I oppose this proposal.

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:27
To: Planning
Subject: FW: ATHLONE HOUSE 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 20:17
To: Thuaire, Charles
Subject: FW: ATHLONE HOUSE 2013/7242/P

From: [REDACTED]
Sent: 22 December 2013 19:56
To: [REDACTED]
Subject: ATHLONE HOUSE 2013/7242/P

I would like to object to the demolition of Athlone House as proposed. I believe that you are the Case Officer

I believe permission was granted for flats to be built in the original grounds with an obligation to restore Athlone House, and not demolish it. This must be honoured, even by a new owner
The proposed new house is a lot larger than the present house, and this would surely contravene the rules on rebuilding houses on Metropolitan Open Land, and would spoil the area and the whole view
I believe it would spoil the Heath. The proposed house is intrusive in size, style and colours.
I believe the present house should be restored and modernised and not demolished

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:27
To: Planning
Subject: FW: 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 22 December 2013 20:13
To: Thuaire, Charles
Subject: 2013/7242/P

I am writing, as a local resident, to oppose the demolition of Athlone House overlooking Hampstead Heath.

It's quite shocking that a demolition is being considered after an agreement was made and not honoured to restore the House when the new flats were given permission. Highgate needs to hold on to its heritage not allow yet another bland new mansion to be built, especially in such a key position.

I believe the new proposal would be too large, out of character and be seriously detrimental to the vista over the Heath. Please see sense and stick to the original deal - maintain and restore the current Athlone House.

[REDACTED]

Sent from my iPhone

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:26
To: Planning
Subject: FW: Athlone House 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 22 December 2013 20:12
To: Thuaire, Charles
Subject: Athlone House 2013/7242/P

Dear Sir

I write as a local resident to object to the demolition of Athlone House and the proposed development on the above planning application.

My objections are on the following grounds

- 1 I understand that Camden has an absolute legal right to insist on the restoration of the house, which was a condition of allowing planning permission for the blocks of flats in the grounds;
- 2 The house is of exceptional quality architecturally and should be restored - it is not comprehensible to me why Camden are even prepared to discuss its demolition given its rights above
- 3 The proposed new house is substantially larger and contravenes the regulations on building near the Heath - I believe that there is legal precedent for such schemes having been rejected in the past on this ground
- 4 The new house is intrusive on every level - its size, scale and colours and its design would damage the character and amenity of this sensitive area, which is proximal to Kenwood and a popular area of the Heath. In addition, it would be highly visible from many other areas of the Heath.

Thank you,

Yours faithfully

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:26
To: Planning
Subject: FW: reference number 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 19:54
To: Thuaire, Charles
Subject: reference number 2013/7242/P

Dear Mr Thuaire

The Heath is a precious and enjoyable space. I stayed many years ago in Athlone House when it was used as a convalescing home. Very attractive architecturally and visually in harmony with the Heath. Please preserve Athlone house!

We look to the Council to save Athlone House from destruction by developer, guard and ensure its continued future as an historic site on the Heath.

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:26
To: Planning
Subject: FW: reference number 2013/7242/P -- Athlone House demolition -- objections from local residents Maurits Dolmans and Erika Howard

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 19:48
To: Thuaire, Charles
Cc: [REDACTED]
Subject: reference number 2013/7242/P -- Athlone House demolition -- objections from local residents [REDACTED]

Dear Mr. Thuaire,

We are writing as local residents of Hampstead, [REDACTED]. We are distressed to hear about the proposed destruction of Athlone House on Hampstead Lane.

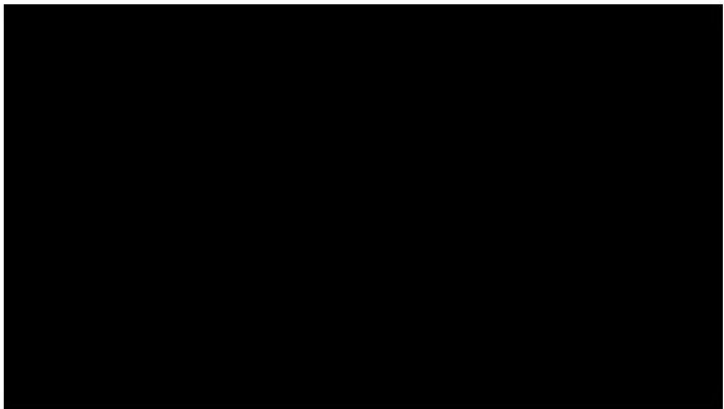
What makes Hampstead unique and livable, is the combination of history, beautiful architecture, lovely nature, and a variety of people of all walks of life living together. There are continuing and increasing threats to this environment. One of the most disturbing is the proposed destruction of our architectural heritage, combined with the destruction of the social fabric if houses like this are not only taken down, but replaced by a much larger soulless luxury mansion, completely out of character with the Heath, and used as temporary residence by absentee landlords who contribute nothing to local life.

We therefore STRONGLY OBJECT to the proposed demolition.

What is the more surprising is that in 2005, planning permission was apparently 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, with a "chain clause" requiring this obligation to be passed on to any new owners. This promise must not be violated. The idea that the Council would tolerate this is outrageous and a disgrace, the more so since the new construction contravenes regulations on rebuilding of residences on Metropolitan Open Lanes (as confirmed by the Court of Appeals).

Athlone house should be restored, as legally promised, and there is no excuse for renegeing on this obligation. Expense is no excuse where the proposed now building would be much more expensive than restoration. There is a shortage of housing for local residents. They should have priority.

With best wishes for a Merry Christmas
[REDACTED]



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:26
To: Planning
Subject: FW: 2013/7242/P - Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 19:47
To: Thuaire, Charles
Cc: [REDACTED]
Subject: 2013/7242/P - Athlone House

I would like to object to the planning application – ref: 2013/7242/P which would result in the demolition of Athlone House, on the grounds that this house is of historic value and is part of the Heath.

Further, the council should enforce the earlier commitment to restore the house by the previous owner, this covenant should be passed onto the new owner.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:26
To: Planning
Subject: FW: REF. 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 19:19
To: Thuaire, Charles
Subject: REF. 2013/7242/P

I would like to register my objection to the demolition of Athlone House. It is imperative that the house be restored as was part of the original application that allowed for new flats to be developed on the site. Camden should enforce this directive. Athlone House is a property that has architectural merit and that in it's present size sits well in the landscape. I urge you to reject the idea of demolition. [REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:26
To: Planning
Subject: FW: Athlone House Development Objection

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 19:10
To: Thuaire, Charles
Subject: FW: Athlone House Development Objection

Reference No.
2013/7242/P

This email is to add another voice to the many that oppose the development of Athlone house

Property developers are ripping the guts out of Hampstead. Destroying its rich history and culture.

I strongly oppose the tacky modernisation of old properties that is plaguing Hampstead and London in general.

There is no respect for history or culture when it comes to property development

Its just about making as much money as cheaply and quickly as possible

With this in mind I am making a stand against the development of this particular property and will do so for other properties in Hampstead.

Thank you



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:25
To: Planning
Subject: FW: 2013/7242/P-

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 19:09
To: Thuaire, Charles
Subject: 2013/7242/P

Mr. Thuaire,

I find it astonishing - beyond the limits of my vocabulary in fact - that Camden Council is once again proposing the destruction of Athlone House. I can only describe your apparently fetishistic devotion to the destruction of this fine example of London's historic architectural heritage as an act of wanton barbarism. Is it any wonder that ordinary members of society have so little confidence in the so-called planning 'process'? Is it any wonder that ordinary members of the community see the planning process as a fine example of corruption in action? You should be ashamed of yourself!

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:24
To: Planning
Subject: FW: Athlone House ref 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 16:38
To: Thuaire, Charles
Subject: Athlone House ref 2013/7242/P

Dear Charles

We object strongly to the proposal to demolish Athlone House and are dismayed that the developer has failed to abide by the original agreement.

It is critical that the opportunity is not lost to ensure that the building remains in complete keeping with its surroundings as I fear there will be no going back and Camden holds responsibility for this.

We are proud of our local environment which should be protected and it is entirely inappropriate that developers should run roughshod over their commitments and rules on rebuilding houses.

Yours sincerely

[REDACTED]




From: Thuaire, Charles
Sent: 23 December 2013 14:24
To: Planning
Subject: FW: 2013/7242

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: 
Sent: 22 December 2013 14:07
To: Thuaire, Charles
Subject: 2013/7242

I am objecting to the proposal to demolish Athlone House. The development proposals from 2005 were granted on the basis of restoring this well loved landmark standing metropolitan open land.

Kind regards,



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:23
To: Planning
Subject: FW: Athlone House destruction

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 22 December 2013 14:03
To: Thuaire, Charles
Subject: Athlone House destruction

I am opposed to the planning application ref 2013/7242/P to demolish Athlone House.

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:23
To: Planning
Subject: FW: Athlone House 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 13:12
To: Thuaire, Charles
Subject: Re: Athlone House 2013/7242/P

As a walker and lover of historic buildings and the lovely views in Highgate and Hampstead, I would like to add my voice to the protest against the destruction of Athlone House.

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:23
To: Planning
Subject: FW: Opposition to Athlone House demolition.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

-----Original Message-----

From: [REDACTED]
Sent: 22 December 2013 12:58
To: Thuaire, Charles
Subject: Opposition to Athlone House demolition.

Dear Mr. Thuaire,

I am writing to you to express my opposition to the destruction of Athlone House and any construction of new flats on the grounds.

Regards

[REDACTED]

Sent from my BlackBerry® wireless device

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:23
To: Planning
Subject: FW: Athlone House ref 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 12:37
To: Thuaire, Charles
Subject: Athlone House ref 2013/7242/P

Dear Charles Thuaire,

This is to say that we strongly oppose the demolition of Athlone House. It is a fine Victorian building integral to the Hampstead Heath environment and should be preserved not destroyed. The flats erected in its grounds were given planning permission on the express understanding that Athlone House would be maintained and restored within 42 months, an obligation which the developer has not honoured. This should be a cause of concern to the Council as well as to the rest of us. The proposed new building has no architectural merit, is too large for its environment and what should be accepted as the area regulations.

The Heath is enjoyed by millions every year. To compromise it in order to line the pockets of developers and the very rich is not acceptable.

All best wishes

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:01
To: Planning
Subject: FW: Athlone House Ref 2013/7242/P

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 12:19
To: Thuaire, Charles
Cc: robertwest100@gmail.com
Subject: Athlone House Ref 2013/7242/P

Dear Mr Thuaire

Like many other, I'm sure, I'm writing to oppose the application to replace Athlone House with a mansion. As you know that is not what was previously agreed and it would be utterly inappropriate for the area. Frankly, the developers have quite a cheek in proposing it and I hope will be short shrift.

Yours sincerely

[REDACTED]

[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:01
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867


From: [REDACTED]
Sent: 22 December 2013 11:02
To: Thuaire, Charles
Subject: Athlone House

Dear Mr Thuaire,

This is to register my strong objection, as a local resident, to the demolition of Athlone House and its planned replacement.

Yours sincerely,

[REDACTED]



From: Thuaire, Charles
Sent: 23 December 2013 14:00
To: Planning
Subject: FW: Athlone House ref 2013/7242/P


Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867


-----Original Message-----

From: 
Sent: 22 December 2013 10:53
To: Thuaire, Charles
Subject: Athlone House ref 2013/7242/P

Dear Mr Thuaire,

I am writing to oppose in the strongest possible terms any plans to demolish Athlone House. It is a fine Victorian house which deserves preservation in its own right, and it is crucial to the Hampstead Heath environment. The flats erected in its grounds were given planning permission on the express understanding that Athlone House would be maintained and restored within 42 months, an obligation which the developer has not honoured, in itself a cause for concern. The proposed house to replace Athlone House is ostentatious, poor in architectural quality and, most importantly, larger than regulation would permit.

Yours sincerely,



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:00
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 22 December 2013 00:08
To: Thuaire, Charles
Cc: Inkerman Area Residents Association
Subject: Athlone House

Athlone House -Ref 2013/7242/P

Dear Mr Thuaire,

I am shocked by what I have read in the local press about the threatened destruction of Athlone House, a valued part of the prospect over the Heath.

I understand that when the developers got permission to build flats in the grounds, the Council secured an undertaking that they would restore the House within three and a half years. The Council appears to me to have failed in its duty by not insisting on this condition being met *before* the new flats were built, and ought now to be suing the original developer for failing to honour its undertaking.

The present owner must have been aware of the obligation to restore the House when it was bought and there is no excuse for the Council failing to make him observe it, still less to replace by a clearly inappropriate and probably hideous modern substitute. What function is this proposed monstrosity supposed to fulfil, anyway?

Yours truly
[REDACTED]




From: Thuaire, Charles
Sent: 23 December 2013 14:00
To: Planning
Subject: FW: Planning Application 2013%

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: 
Sent: 21 December 2013 23:00
To: Thuaire, Charles
Subject: Planning Application 2013%

Demolition of Athlone House Ref. 2013/7242/P

Dear Mr Thuaire,

I am appalled at the way developers have taken no notice of Camden's conditions on Athlone House. Someone with unlimited money can ignore you, wait for the cherished building to fall down, can even help it on its way by letting the elements in and rot take over.

Athlone House is not the most beautiful Victorian house but it is characterful, blends into its prominent position on a hillside as part of a historic view. The proposed white block seems to offer nothing interesting architecturally and would be very conspicuous.

But the real issue is that the council is impotent in the face of unscrupulous money. You cannot, I hope, be bought but you can be bankrupted.




From: Thuaire, Charles
Sent: 23 December 2013 14:00
To: Planning
Subject: FW: Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: 
Sent: 21 December 2013 18:00
To: Thuaire, Charles
Subject: Athlone House

Reference Number: **2013/72421/P**

Dear Mr. Thuaire


I object ABSOLUTELY, to the proposed demolition of ATHLONE HOUSE.

This HOUSE, is an iconic part of the landscape, the views of Hampstead Heath.

It would be absolutely unforgiveable, if some 'Money Grubbing Developer' managed to overturn the planning consents of 2005 and the successful Appeal of 2008.

Please stop the Demolition of Athlone House

Yours sincerely



[REDACTED]

From: Thuaire, Charles
Sent: 23 December 2013 14:00
To: Planning
Subject: FW: do not destroy Athlone House

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: [REDACTED]
Sent: 21 December 2013 17:20
To: Thuaire, Charles
Subject: do not destroy Athlone House

I can't believe that demolishing Athlone House is even under consideration. As an architect but mostly as a frequent visitor of the Heath, the loss of this landmark would be an invaluable loss to the area.

I suggest that the case officer should visit the Heath and see for himself the effect that this building has on its surroundings before reaching any decision on the subject.

Please oppose its destruction and reject the application to demolish it.

[REDACTED]

[REDACTED]