

Email address.....

Telephone number.....

Planning application number... 2013/7242/P

Planning application address... Athlone House, Hampstead Lane.....
LONDON ~~W~~ N6 4RU

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

I am a regular user of the LADIES
SWIMMING POND.

I greatly value the PRIVACY, CALMNESS,
and SAFETY of the pond & the approach roads.

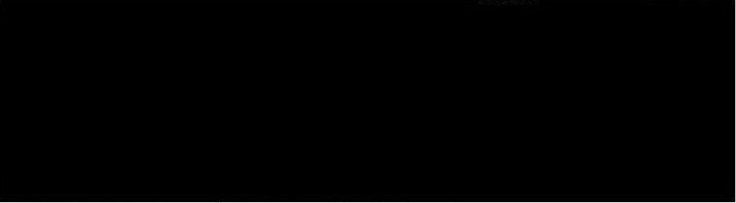
I am very concerned that this building,
& the associated traffic, will
damage this special environment.

RECEIVED

20/03/2013

Culture & Environment

Please continue on extra sheets if you wish



Telephone number... 0208 295 3763

Planning application number... 2013/7242/P

Planning application address... Althorne House, Hampstead Lane, London N6 4RU

I support the application (please state reasons below)
I object to the application (please state reasons below)



Your comments

Material Considerations

We strongly object to the proposal and believe that the reputation of the Council would be badly damaged if it acceded to the developer's pressure.

It was very publicly known that a condition of the original contract was for Althorne House to be conserved.

Subsequent firms will be very aware of this and it should be on their own heads if the costs of conservation have increased as the years pass.

Althorne House is an attractive house and well known landmark, highly visible from the Heath.

The persistence of successive developers should not prevail and to concede would set a most pernicious precedent whatever the architectural merits and immediate financial inducements advantages.

Immense and short and long term material damage would ensue if the Council here is approve this proposal.

Please continue on extra sheets if you wish

24 November 2013

Rm James
(RMJAMES)

Sally James
(MSHJAMES)

Name

Address

Email

Telephone

Planning application number..... 2013/7242/P

Planning application address..... Athlone House, Hampstead Lane, NG4 4RU


I support the application (please state reasons below) I object to the application (please state reasons below)

Your comments

As far as I can see, the owners have sneaked on a promise to restore the building and have deliberately let it deteriorate in the hope of demolishing it and constructing, for no doubt huge profit, another mansion for mega-rich clients who may turn out to be absentee owners anyway, like the owners of many houses in Bishop Avenue.


I don't think this cynical application should be ~~at all~~ approved.





I am in strong disagreement with the above application. It is cynical in the extreme for the current owners to say a previously agreed condition of development not to demolish Athlone House doesn't apply to them.

There has been strong local opposition to this destruction which the owners know. The proposed development is unnecessarily gross and out of keeping with an area of great significance, Hampstead Heath.



I refer to your letter dated 15th November in respect of Athlone House, Hampstead Lane.

I wish to place on record my objection to the proposal 2013/7242.

1) The main basis of my objection is the intention to sidestep the existing Section 106 Agreement on the building. I understand that the proposer or his representative maintain that this 106 Agreement does not apply to them as they are purchasers of part of the site. I trust that they are mistaken in law.

The 106 Agreement allowed a large development on the land and required in turn that Athlone House be restored. This should be enforced. Subsequent transfers or sales should not undermine the basic principle of the 106 Agreement

Notably the papers (many) documents include a consultation report which only covers the MOL issue raised by the Inspector. It is silent on the Section 106 Agreement, A matter then raised by many people who responded to their "consultation".

In my opinion, to have property owners able to avoid such 106 Orders in this manner, as presented, makes the whole process worthless. Camden should above all uphold this Order and enforce it. Even if challenged in court, it merits the highest level of consideration otherwise no one will ever obey these agreements. This not just a problem for this development or indeed Camden but strikes at the heart of planning. Nevertheless it would create a highly concerning precedent for all future developments approved with 106 gains.

2) The building is listed and while perhaps now in poor condition due to neglect by previous owners can and should be restored as befits a building of this importance. To state that it is "uneconomic" to restore is disingenuous as it depends of the nature of the restoration - not all the building need be addressed at this stage. Further the quality of the work can be adjusted. Grants can be available to assist the essential restoration and preservation works.

3) If a purchaser of the remaining land bought the current building only intending to demolish and redevelop, that is not grounds to consider other options imposed by planners or law as "uneconomic". The land and building could be sold, perhaps at a loss, to allow a new purchaser to undertake an "economic" repair.

4) The site impinges on Metropolitan Open Land which is a valuable asset to the community and should be preserved. Given the nature of the proposed development of a single family residence, there is no other community benefit to housing or poor families or increased amenity. Any development should not require ANY new use of such land.

While the increase is now reduced to "only 10%" it is nevertheless an increase (and in actual land it is 10% of an already huge footprint) and should be refused on that ground alone.

Why should the Camden or the community accept a piecemeal negotiation without ANY benefit for it? Why indeed negotiate without a corresponding gain,

5) I do not comment on the style or architecture as others, at Camden and outside are better qualified.

Thank you for lodging the objection. Please let me know when this may come to the Planning and Development Committee to give me an opportunity to attend.

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5) The new build proposed to replace the existing building is not in keeping with the original building and as agreed in the 106 agreement with Camden.


I would like to attend any hearing on this application.

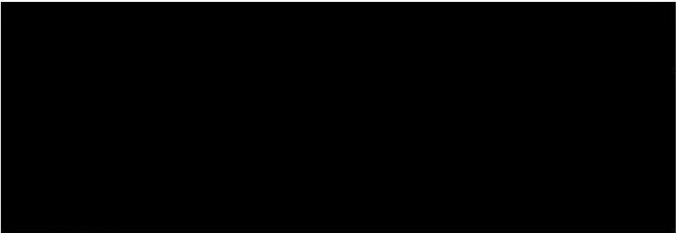


I hereby register my objection to planning application number 2013/7242/P in respect of Athlone House, Hampstead Lane, London N6 4RU.

If the previous owners obtained the right to develop and sell other properties in the grounds on the basis that they restored Athlone House, then the new owners of Athlone House should be obliged to fulfil this condition binding on the property when they bought it. Even if their search failed to disclose this, there is no reason why the condition should be rescinded and consent now granted.

Could the planning department therefore kindly uphold the conditions that it originally set regarding the development at this address.






With regard to the planning consultation about the demolition of Athlone House and construction of a new building, I have strong objections on two grounds:

1. The owners were fully aware when they bought the building that there was a Section 106 Agreement on it. It applies to them as much as the previous owner. It applies in fact to the building, not the owner. They cannot have believed that they had a right to ignore it. If they paid too much for the property without regard to the cost of renovating a listed building, and now consider it unaffordable or uneconomic this was their mistake but it is not a reason for the Council to change their planning ruling on the demolition of a listed building.

Furthermore, if planning permission is granted then abiding by Section 106 Agreements will be optional for developers, and they could ignore a Section 106 Agreement on the grounds that it did not apply to them or that it was uneconomic. This is a matter of legal principle and must be upheld.

2. The new house encroaches on Metropolitan Open Land. I understand that the revised plans have been down-scaled so that the buildings "only increase by 10%" but this is 10% of a large area and is still a significant amount of land.

Why should there be any reduction of Metropolitan Open Space at all?
How would this benefit the community?





Flag Status: Orange

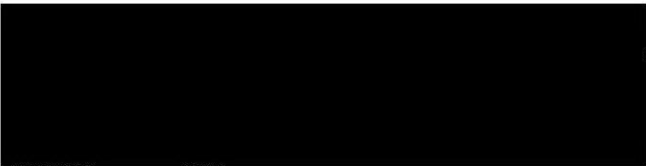
I am strongly opposed to this application.

The existing Athlone House is in a most conspicuous position.

The architecture is pleasing and well loved.

The new owner must keep the existing structure and only make internal improvements.





File Status: Orange

Dear Charles Thuaire

I wish to object to the above application to demolish Athlone House and then build a dwelling with underground basement, pool etc . .

The current building is an excellent example of a neo-classical style by a well known and much admired architect. The setting is quintessentially English on the Heath and is enjoyed by all that admire its splendour. To demolish this would be unnecessary and nothing more than vandalism.

The proposed dwelling is not in keeping with the area, totally unnecessary and would cause much disruption in its construction. The excavation alone impacts on my property as the works will cause cracking, noise and vibrations.

The general 'building works' will put immense pressure on the parking, pavement and traffic in the surrounding area. This is not helped as its opposite a school and so poses a health & safety risk to hundreds of children, teachers and parents.

I trust that common sense will prevail and the proposal will be opposed as its totally without merit.

Regards

Andrew Shaw



DTS Ref:

Ref:

WASTE COMMENTS

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1.The pool to be emptied overnight and in dry periods. 2.The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

WATER COMMENTS

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Any property involving a swimming pool with a volume exceeding 10 cubic metres of water will need metering. The Applicant should contact Thames water on 0845 9200 800.



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