

**From:** Ancient Monuments Society [REDACTED]  
**Posted At:** 11 June 2013 17:32  
**Posted To:** [planning@oxford.gov.uk](mailto:planning@oxford.gov.uk)  
**Conversation:** Former Ruskin College Site, Walton Street, Oxford, Ref 13/01075/LBD  
**Subject:** Former Ruskin College Site, Walton Street, Oxford, Ref 13/01075/LBD

Thank you for consulting us on this application. We have looked at the documents available on your website.

We share the Victorian Society and Georgian Group's concerns about the scheme and wish to **object**. Details of the Societies' objections are outlined in their consultation responses of 24 May and 10 June 2013. We agree that the demolition of the Grade II-listed Ruskin College, excluding only two facades, would constitute substantial harm to the building and that the conditions set out in Paragraph 133 of the National Planning Policy Framework (NPPF) have not been met. We also agree that the demolition of most of the building would be detrimental to the significance of the Conservation Area. Finally, we share the Victorian Society concerns about the wholesale replacement of the historic windows (also highlighted in English Heritage's letter of 16 May).

A revised Heritage Impact Assessment and Statement of Significance need to be produced, to take into account the recent listing of Ruskin College. We note the absence of any assessment of the impact the development would have on the atmosphere and setting of the whole of Worcester College - which includes some buildings of very high significance as well as the Grade II\* Registered Landscape.

We would be happy to look at the application again, should this information be made available.

Lucie Carayon  
Casework Secretary

Please reply to [REDACTED]

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