



Mr. Michael Crofton-Briggs  
Planning Control and Conservation  
Oxford City Council  
Ramsay House  
10 St Ebbe's Street  
Oxford OX1 1PT

11 October 2011

Dear Mr. Crofton-Briggs

**Planning Applications 11/02325 and 11/02326 - 29 Old High Street**

We are glad to have had the opportunity to comment on these applications for the demolition of this major building in a prominent position on the main road into the Conservation Area and for the building of five three-storey houses. Quite apart from the fact that we consider that this house must not be demolished, the proposed building of the five three-storey houses is extreme over-development in a sensitive area. The existing house is potentially one of the nicest houses in the area, and if it had been kept in repair it would be an asset to the district. Refurbishment is never impossible as has been evident with other semi derelict houses within the city.

The applicant submitted a block plan which is in contravention of the rules for providing full plans for applications in any conservation area so on this basis alone the applications should be refused.

The beech trees within the property, which have tree preservation orders on them, must be protected as building close by them may damage their roots irreparably. They are a barrier between the property and the open space of the car park behind.

Yours sincerely

Sarah King  
Chairman

Copies to:      Councillor David Rundle      Councillor Ruth Wilkinson  
                         Oxford Civic Society                      Oxford Preservation Trust