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Marylebone Association  
Annual Report 2019

# Nº1

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→ **The Marylebone Association**  
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London W1W 5PN  
Email: admin@marylebone.org  
www.marylebone.org

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# MARYLEBONEFORUM

**For more information about  
the Marylebone Forum  
and how you can  
become a member go to:  
[www.maryleboneforum.org](http://www.maryleboneforum.org)**



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➤ Shopping by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)

Front cover photo by Adam Butler  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)  
 Adam is a professional photographer that has lived in Marylebone for over 30 years. The Marylebone Association is once again grateful to him for his contribution to the Annual Report.

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## OFFICERS 2018-2019

**Chairman** Tim Carnegie  
**Deputy Chairman** Michael Bolt  
**Hon Secretary** Kevin Coyne  
**Hon Treasurer** Mike Kostyn

## COMMITTEE MEMBERS 2018-2019

Guy Austin, Martin Bikhit, Michael Bolt, Tim Carnegie, Kevin Coyne, Amanda Feeny (HDRA), Mark Gazaleh (PVA), Tushna Ghadially, Sheila Green, Mike Kostyn, Richard Lovell, Stephen Quinn, Neil Wilson

## SUB-COMMITTEES & SUPPORT

### Planning

Neil Wilson (Chair), Tom Bromet, Neil McLaughlin, Jeremy Trotter, Jonathan Holt, Dan Marks, Stephen Quinn, Victoria Shipton, Luke Tozer, Tina Frost (corresponding member)

### Traffic & City Management

Tim Carnegie, Amanda Feeny

### Marylebone Forum Liaison

Michael Bolt, Tim Carnegie, Kevin Coyne, Richard Lovell

### Police

Richard Lovell

### Licensing

Guy Austin

### Social Events

Sheila Green, Rosemary Forgan, Lois German

### Business Liaison

Martin Bikhit, Janice Liverseidge

### Families

Tushna Ghadially

### Annual Report

Charlotte Joseph

### Membership

Dave Chan





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## CHAIRMAN'S REPORT



This is my last report as Chairman of the Marylebone Association, as the AGM will mark the end of my three-year term.

→ Tim Carnegie

This is my last report as Chairman of the Marylebone Association, as the AGM will mark the end of my three-year term. It has been a busy time for the Association with much going on in and around Marylebone. Many of the problems that our community face such as poor air quality, the issues caused by short letting, the nuisance of pedicabs and the lack of a permanent library remain unresolved. However, I remain optimistic about the future. The Marylebone Association will continue to play its small part in nudging, cajoling and influencing where it can, to improve the quality of life in our neighbourhood.

Many of the things the Association has been lobbying on, have or are in the process of being addressed. The Mayor's scheme for pedestrianising Oxford Street has been stopped and the Council is working on a more holistic approach, you can read about it in Michael Bolt's report. Public speaking rights at planning committee meetings have been implemented by the Council, something that our planning sub-committee has argued for several years. Neil Wilson is currently trying to persuade Westminster to establish design review panels for major applications to improve the quality of buildings that are developed in Westminster. Sticking with planning, Cllr Beddoe and the Council successfully stopped hundreds of 'bogus' call boxes littering our streets. The Association had been quoted on the subject in the Evening Standard and various trade magazines, along with taking the matter up with Ofcom. On a personal note, I am grateful to the Howard De Walden Estate for reopening the Dover Castle in Weymouth Mews as a traditional pub (now called the Jackalope) where you can enjoy decent beer. At the start of my chairmanship, we saw seven local pubs close down.

The Marylebone Library saga continues but will hopefully have a happy ending. When it was first mooted that the library was going to be co-located in the Seymour Leisure Centre we asked the Council to consider a more ambitious holistic approach to the whole building and improve both the sports facilities and maximise the space for the library. Thankfully, the Council is now doing precisely that, but we need it done faster!

Some of the work we do at the Marylebone Association is unglamorous. This would include asking to have a dozen redundant car parks signs taken down for Moxon Street and Chiltern Street Car Parks. We will be moving on to the Welbeck Car Park signs shortly!

Local road works on Baker Street, Gloucester Place and Wigmore Street, along with G-Networks digging up the area seemed to dominate most of last year. Sadly, the end is not in sight as further highway schemes are planned for the whole area.

It was with enormous pride that I read about new statistics released by the DVLA. These showed that people living in the W1G postcode district came top nationally, as having the lowest proportions of vehicles that produce the most carbon dioxide. In other words, the residents that do own



↗ Signs by Charlotte Joseph

cars choose the least polluting models. A startling 16.5% of vehicles registered in the area – roughly one in six – produce no carbon dioxide emissions. Who said that electric vehicles would not catch on! When you combine this with the levels of car ownership locally, it would be fair to say that Marylebone residents are really helping to improve air quality.

Last year we changed our website, membership and email systems to one single platform. Only paying members of the Association now receive our monthly e-newsletter. Unsurprisingly this change saw an increase in our actual residential membership. As with any change, things do not always go smoothly. We had a few members with out-of-date records or old email addresses. Hopefully, these have now all been resolved. One of the benefits of our new system is the ability to join and pay online. It helps cut down our administration time and errors, and makes it more convenient for residents and business to join the Association.

This year Shelia Green has decided to step down from our main committee after 14 years of service. We are enormously grateful for the countless coffee mornings, January drinks parties and other events she has organised. We will miss her insights and enthusiasm.

I hope you enjoy reading the different sub-committee reports. I would like to thank everyone who has helped over the past year and in particular Charlotte Joseph for producing this annual report. We remain a voluntary organisation and are always looking for people with a local interest who would like to get involved. If you want to feel part of your local community or enjoy living or working in Marylebone, contact us to discuss how you can make a difference.



➤ Tulips by Charlotte Joseph

➔ Tim Carnegie  
[tim.carnegie@marylebone.org](mailto:tim.carnegie@marylebone.org)



➤ Chiltern Street by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



## TRAFFIC & CITY MANAGEMENT



↗ Pedicabs by Charlotte Joseph

It has been a busy year on the traffic front with one of the major issues focusing on the Mayor's proposals to pedestrianise Oxford Street. After much effort by the Marylebone Association and other Amenity Societies these were withdrawn. Westminster Council acknowledged that Marylebone residents would be adversely affected and that the surrounding areas had to be given more consideration. If they needed further proof, the Extinction Rebellion activists proved just how quickly traffic jams would build up in adjacent residential streets if Oxford Street was closed to buses. Bus routes have been severely altered or cut but traffic now runs fairly smoothly down Oxford Street. Further consultations took place and new proposals are now on the table. (See Michael Bolt's article on page 11)

After many years of planning, the Two Way Baker Street/ Gloucester Place switch took place over the weekend of 21st February 2019. It makes both roads more normal and feel less like motorways which is to be welcomed. This in turn has made Marylebone feel less divided. However, it has increased jams in the side roads to get on to Gloucester Place or Baker Street but hopefully these are early teething problems which can be ironed out. Residents will no doubt become accustomed to which buses go from where, and although it takes longer to cross the road it is safer!

The Ultra Low Emission Zone (ULEZ) came into effect on 8th April 2019. This initial stage covers the same area as the Congestion Charge zone but operates 7 days a week 24 hours a day. It is too early to tell quite what effect this will have but hopefully it will improve the air quality in Marylebone, along with other initiatives such as electric taxis, no engine idling and encouraging people to walk or cycle.

On City Management there are many issues to tackle. We still have Pedicabs blighting the streets even though they are dangerous and obstructive to other traffic.

A more sensible solution needs to be found to illegal short term lets. These cause problems – increasing rents, decreasing security in blocks along with noise and large amounts of rubbish. WCC could start by using the enforcing powers they have and fine those who break the law. Perhaps they could learn how other major cities all over the world are dealing with this problem. So far rogue landlords just feel they can get away with it.

Delivery of meals by bike or scooters can be welcome to those not wanting to cook but to those who live near a delivery hub of scooters clustering noisily on the pavement, late at night, it can be a nightmare. The same can be said for shisha cafés which operate late into the evening



↗ Recycling at Extinction Rebellion  
by charlotte Joseph

causing noise and pollution to those living next door. On all these issues we want to continue our dialogue with WCC and see action taken to ensure that Marylebone remains an attractive place to live and work.

The Marylebone Association is involved in the discussions with WCC on the improvement of pavements, carriageways and lighting and our overall street environment in Marylebone. WCC have introduced a three-year rolling programme for such improvements and have street inspectors who pick up many of the problems. We also attend committee meetings with WCC and other amenity societies to discuss priorities in improving or fixing our street problems as well as walking the streets of Marylebone with WCC officials to pick up issues. However, if members come across problems, please let us know so that we can feed these into the maintenance process. Alternatively, you could use the 'Report it' section on the WCC website but let us know so that we are aware of your problems.

→ [Amanda Feeny](mailto:amanda.feeny@marylebone.org)  
[amanda.feeny@marylebone.org](mailto:amanda.feeny@marylebone.org)



✦ Extinction Rebellion by Charlotte Joseph



# THE PEDESTRIANISATION OF OXFORD STREET

## OXFORD STREET DRAFT PLACE STRATEGY AND DELIVERY PLAN – IS PEDESTRIANISATION NOW BACK ON THE TABLE?

Recently we experienced the temporary closure of central London, brought to us by the Extinction Rebellion movement. This effectively introduced the pedestrianisation of Oxford Street by other means, if only for 2 weeks, and further confirmed our fears of just how disastrous the permanent closure of Oxford Street would have been for Marylebone.

Whilst some may have eulogized over the wonders of a traffic free Oxford Street and may have been breathing cleaner air whilst camping out at Marble Arch, those who actually live in the surrounding areas certainly were not. For them the nightmare of clogged roads, massive increases in pollution and inability to get in and out of the area confirmed what they had known all along: closing Oxford Street to traffic doesn't make it disappear – it just sends all its traffic into the surrounding areas. Businesses were also unenamoured with this particular experiment having experienced drops in footfall of between 15% and 25% over the period of the closures.

So it was with good reason that this time last year we were all breathing a sigh of relief when Westminster Council announced they were dumping the Mayor's previous pedestrianisation scheme for Oxford Street. Promises had been made by the Leader of Westminster Council and others that pedestrianisation was, 'off the table for good' following a resounding electoral mandate against the Mayor's and TfL proposals. It appeared then that the struggle to defend our area from Oxford Street's unwanted traffic had been decisively won.

However, things were never going to be quite that straightforward. It was always apparent that the political pressure would still be on Westminster Council to be seen to be doing something with the area. The question was what? And would it continue to honour all those promises made during the election and just after?

We did not need to wait too long to find out. In October 2018 Westminster Council formerly announced a major new plan to put £150 million into improvements over the whole Oxford Street district via a comprehensive new Place Shaping and Delivery Plan. This new district wide approach was broadly welcomed by many of those organisations who had previously vigorously opposed the Mayor's plans, including our own Marylebone Association. The fact that many suggestions previously made by us and other amenity societies had clearly been listened to and incorporated in the plan made it easy for us to endorse much of what was being proposed.

However, as the details of the plans emerged through the course of the ensuing consultation, we discovered that it contained some concerning aspects. Some proposals, reminiscent of the previous scheme, had re-emerged, namely



✦ I Can Hear The Birds by Charlotte Joseph

Whilst some may have eulogized over the wonders of a traffic free Oxford Street and may have been breathing cleaner air whilst camping out at Marble Arch, those who actually live in the surrounding areas certainly were not.

those that advocated the closing or the severe restricting of Oxford Street traffic. As these were contained amongst the large amount of detail about much else, their extent and severity may not have yet been readily appreciated.

These proposals appear to undermine the principle and purpose of keeping Oxford Street open to traffic and could result in outcomes that we previously understood had been unambiguously abandoned by Westminster Council. In addition they contradict statements made by Westminster both during the recent elections and since the rejection of the joint TfL consultation. They even appear to contradict statements made elsewhere in the Council's own Strategy.

There are three main proposals that give us cause for concern and we are disappointed, and not a little surprised, to see their re-emergence now after all that Westminster has previously said. Given their relative importance to residents and businesses, and given that they would re-introduce in part what was widely found to be unacceptable in the previous scheme, they need to be clearly stated:

**A. The proposal to close the section of road around Oxford Circus between John Prince's Street and Great Portland Street to all east-west traffic and pedestrianise it.**

**B. The proposal to restrict the width of Oxford Street to 2 carriageways only, along its entire length.**

**C. The proposal to close certain sections of Oxford Street to all traffic other than buses at certain times of the day.**

The most worrying of these proposals is the scheme to pedestrianise Oxford Circus. When WCC promised to abandon pedestrianisation for good, both during and after the election, we assumed that meant in any part of Oxford Street. But this proposal resurrects some of the worst aspects of the Mayor's discredited scheme. In routing all traffic around neighbouring roads it reintroduces pedestrianisation by recreating a miniature version of the previous plan – that is by creating a needless diversion around a straight line.

Only in 2009, £5 million was spent in upgrading Oxford Circus to the new diagonal crossing and since then it has become one of the roads most famous features. At the time Westminster Council welcomed this as a major triumph in accommodating safely the many numbers of pedestrians in the area. The figures have not changed appreciably since then.

Yet here is a proposal to force vehicles to travel at least 3 times as far to get around Oxford Circus rather than through it. The extra time and hassle that this route entails would inevitably deter bus users from using it due to the extra time added to the journey and would result in traffic displacement through neighbouring areas by taxis and other vehicles trying to avoid it. This in turn will generate more pollution and congestion. In addition, even this does not



♣ Life On The Fast Lane for Art in Marylebone  
2012 photography competition





↗ Bikes by Charlotte Joseph

go far enough for the Mayor, who is ‘underwhelmed’ by it. Residents will not want it, so who is this designed to please?

Well, it certainly appears to please the Crown Estates. They are the owners of Regent Street and see this as an opportunity to create a gateway project for the area. They are, as a result, prepared to contribute to the costs of undertaking the scheme. Westminster Council could find this attractive as they need to take the pressure off their allocated £150 million budget for the area, as the estimated cost of all the works proposed by the Council is presently estimated to be £232 million.

The principle reason claimed for the proposal it is that of pedestrian safety: that the opening of the new Elizabeth Line (formerly Crossrail) and the resulting extra numbers of travellers will lead to dangerous overcrowding on the pavements and crossings around Oxford Circus. However the principle reason we oppose it is equally on grounds of safety: the scheme proposes to substitute no less than 4 major turns for all traffic travelling along the length of Oxford Street where at present there are none. Each one of these new turns runs across very busy streets which will bring traffic into conflict with pedestrians.

Rather than improve safety, the potential for accidents will merely be displaced to the smaller roads behind Oxford Circus and indeed, due to all the additional turns made necessary, may be dramatically increased. As for the Elizabeth Line, this project, now 2 billion pounds over budget, has recently postponed yet again, to some time in 2021. TfL have lost all credibility with regard to their time projections on this project – why should their projected footfall figures be any more accurate than their timings? .

In any case this is the very area that, as a result of the opening of the Elizabeth Line, is forecast to have some of the pedestrian pressure removed and to see a relative decline in numbers. The new Bond Street/Hanover Square stations will take on many of the journeys that previously terminated at Oxford Circus. And this will continue into the future – on WCC’s own figures – during the first 5 years of its operation numbers at Bond Street will be up by 22%, at Tottenham Court Road by 25%, whereas the increase forecast for Oxford Circus is 6%. Does this really merit permanently closing Oxford Circus to all east-west traffic?

Although it is recognised that there is room for further improvement we would have hoped that this could be realised within the context of the work previously undertaken. For instance, buses and other vehicle turns at Oxford Circus could be banned whilst retaining an east-west flow. Further, the proposals for Oxford Circus appear to be in conflict with the Strategy’s own aspirations for John Prince’s Street which will hardly benefit from having all the Oxford Street traffic routed through it.

Yet a further problem with the closure of Oxford Circus will likely arise in accommodating the additional traffic crossing in Upper Regent Street as this will require longer red light phases against north-south traffic. However, this traffic



↗ Langham Place by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

already faces considerable congestion from the single lane at Oxford Circus often backing up beyond Langham Place and into Portland Place.

The proposed diversions will therefore be dangerous, they will cause more pollution and will no doubt result in drivers using alternative routes through the surrounding areas, causing yet further traffic displacement into our neighbourhoods.

It is significant that whereas the Westminster consultation experienced a high positive response overall, it actually failed to get approval for this scheme. The consultation analysis (Taken from the Steer Report dated February 2019) shows that the proposals for Zone F. – Oxford Circus – 45% strongly opposed or tended to oppose the proposals, with only 39% of Westminster residents strongly supporting or tending to support them. Also, the most frequent comments from stakeholders regarding the draft Place Strategy was fear of traffic displacement – approximately 50% cited this, by far the highest of all the concerns listed.

The other proposals of concern involving traffic restrictions, or removal, of all non-bus traffic on Oxford Street at certain times of the day will again be bad for Marylebone. These ideas did not get a specific question in the consultation, but they did emerge in part under the proposals for Zone C (the part of Oxford Street containing Selfridges department store, where Oxford Street connects Baker Street and the Mayfair streets of Duke Street, Orchard Street and North Audley Street). Here also respondents generally opposed the proposals outlined in the draft Place Strategy.

So far, we only have outline proposals for all these schemes. The methodology to justify them is at present being developed, for instance through traffic modelling – which as previous experience has shown, cannot be entirely trusted. The Council stated that issues arising from the proposals will be listened to and taken into account before deciding which ideas to take forward. But the issues arising from them have been stated clearly by us and others and they have been rejected by the majority of respondents to the consultation – but still they have been recommended to be taken forward.

Accordingly, whilst we look forward to and support the successful introduction of the large majority of the proposals in the Strategy, we will continue to press our objections to this the parts of the overall scheme we feel will damage Marylebone, for all the reasons outlined above.

→ Michael Bolt  
[michael.bolt@marylebone.org](mailto:michael.bolt@marylebone.org)



✦ Patriotic Taxi, Red Phone Boxes  
by Margaret Gunst for the Art in Marylebone  
2013 photography competition



## SOCIAL EVENTS



✦ Breakfast in Marylebone by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

Thank you to everyone who has taken part in our social programme which we hope you have found to be both interesting and enjoyable.

**PUB NIGHTS** Each month on the second Monday, the Association's pub evenings take place. The Larrick and the Prince Regent evenings alternate between the two. I am usually there to welcome any new members. Both venues have a good choice of food and drinks/bar snacks with pay as you go as usual.

**JANUARY PARTY** Our annual early social event in 2019 was held for the second year at the elegant Oriental Members Club in Stratford Place. New members and guests were greeted by members of the MA Committee, and Chairman Tim Carnegie welcomed everyone with a few words about the hard work of the Committee. The food was delicious, the wine flowed and the atmosphere was great with the guests enjoying lively conversation and the opportunity to meet neighbours, friends and members of the Committee...all under the gaze of the great Duke of Wellington.

**AUGUST WINE TASTING LUNCH** This annual event has taken place at Ishtar Turkish Restaurant for some eight years. Forty friends and members, plus several new members of the Marylebone Association met up for another very enjoyable event held at the popular restaurant on Sunday 12th August. The lunch was a Wine Tasting led by Jacklin de Leeuw of Matthew Clark Wines and lunch in true Turkish style. Also present were two of our local Councillors, Barbara Arzymanow and Eoghain Murphy together with fellow Committee members Richard Lovell and Kevin Coyne. My thanks go to Engin Servi and his excellent staff for hosting the event.

**COFFEE MORNINGS** A good way for new members to meet up socially when they join is to come to one of the coffee mornings which have been held since 2006 on alternate months throughout the year. Everyone is welcome and there is no need to book. My personal thanks go to the various Managers (Ray Goetz) of The Arch Hotel, (Warren Miller) of Ten Manchester Street Hotel, (Garreth Walsh) of The Marylebone Hotel and (Lorraine Watson) of The Wallace Collection for their warm hospitality and for providing excellent coffee and pastries at a reasonable cost over these past many years.

I am standing down this year from the Committee which I have very much enjoyed being a member of and working with five different Chairmen. I would also like to thank Kevin Coyne, Hon Secretary, who has been on the Committee since I joined in 2005. My thanks also go to David Chan, the Membership Secretary who liaises on our behalf with the members throughout the year.



✦ Don't Let These Books Daunt You by Nathalie Llorente for Art in Marylebone 2014 photography competition

→ Sheila Green  
[sheila.green@marylebone.org](mailto:sheila.green@marylebone.org)

## FAMILIES

Marylebone remains an area popular with families. We continue to have some excellent state and private schools to choose from, as well as the ever-popular Paddington Street Gardens playground which has seen some new equipment installed.



➤ Out With Dad by Bruce Fletcher for Art in Marylebone 2015 photography competition

The past year has seen a slight improvement in nursery options for local residents with the reopening of the nursery at the Church of the Annunciation as the Bryanston Nursery at Marble Arch, as well as the relocation of both the Marylebone Village Nursery within the area and the move by Little Elves Nursery to premises near Marylebone Station having previously been in Seymour Leisure Centre. This has added to the long-standing popular options such as Hope Montessori and Great Beginnings Montessori Nursery and increased the choices available to those with younger children.

Pollution continues to be of great concern to families in the area. The conversion of Enford Street to a school street will be watched closely by many as traffic patterns in the more residential parts of the neighbourhood appear to be changing since the implementation of the Baker Street Two Way Scheme.

We will also be closely following the plans for both the Luxborough Street play area site's redevelopment as well as the plans for the new Marylebone Library which have been delayed as options for further improvements at Seymour Leisure Centre are investigated. The library is one of the hubs for families in the community and we hope to be able to engage with the planning to ensure we get the library that families in the area need.



➤ Climate Crisis by Charlotte Joseph

The families community in the area is friendly and supportive. The Marylebone Mums & Dads Facebook group has over 2,000 members – it is a useful forum for sharing information and tips as well as a platform for organising social activities and meet-ups.

→ Tushna Ghadially  
[tushna.ghadially@marylebone.org](mailto:tushna.ghadially@marylebone.org)



## BUSINESS LIAISON



➤ Window Shopping by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

Our business membership continues to go from strength to strength. We held a number of events this year including ones held at The Royal Society for Medicine and 'The Pickled Hen' at The Marriot Marble Arch, both were incredibly successful and well attended. A huge thank you to those businesses for their generosity in hosting these events.

We have a number of exciting events planned for this year and are keen to attract further members. We would like to welcome the Chiltern Firehouse who are one of our newest members and we look forward to working with them on a fantastic end of summer event.

Don't forget business members can send their offers, promotions and events to our members via our website so please do get in touch if you have something happening that you would like to share with the community.

We continue to seek new members and as always, if you have any concerns regarding our Marylebone community please do reach out to us to see how we can assist you.

→ **Martin Bikhiti**  
[martin.bikhiti@marylebone.org](mailto:martin.bikhiti@marylebone.org)

## MARYLEBONE FORUM

**You may have heard of it, but not quite sure what it is..?**  
Neighbourhood planning Forums go back to the 2011 Localism Act – remember David Cameron, 'local planning policy by local people'? That is us!

Marylebone Forum was granted 'designated' status in 2014 – meaning that Westminster City Council recognised that Marylebone Forum represents our 'designated area'.

### CIL funds and the 'designated area'

Community Infrastructure Levy (CIL) is a tax charged to developers by local authorities, nationwide, for infrastructure needs arising from new developments. A local authority can use CIL funds for projects, anywhere in the borough.

However, where there is a designated neighbourhood Forum, 15% of CIL funds raised within the designated area, is ring-fenced to be spent within the designated area. So it cannot be spent elsewhere in the borough, and the local authority must consult with the neighbourhood Forum on allocation of those funds. This is called the 'Neighbourhood' CIL.



➤ BT Tower by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

In September 2018, over £600k of Neighbourhood CIL had been collected for Marylebone. There are of course restrictions, but Marylebone Forum will be consulted by Westminster City Council on CIL funding for local projects.

At the end of 2018, Marylebone Forum undertook a community consultation on local priorities: the results are available on our website [www.maryleboneforum.org/CIL](http://www.maryleboneforum.org/CIL).



↗ Junction by Adam Butler at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

### The Neighbourhood Plan

Neighbourhood Forums also have the opportunity to draft a Neighbourhood plan. It sits below Westminster's City Plan, which sits below the Mayor's London Plan – so it cannot cover wider strategic policies, but it can cover local neighbourhood issues.

### With so much existing planning legislation, why add more?

We have the opportunity to recognise the qualities that make our area so special and how we would like to shape future growth and changes in land use. Also, if we succeed in getting a neighbourhood plan adopted, then the Neighbourhood CIL portion increases from 15% to 25%, ring-fenced for spending in our area.

### How does Marylebone Forum work..?

Marylebone is designated as a Business Forum, with a steering committee of 16 who meet bi-monthly. Representation is split equally between residents and business members, who include 3 Business Improvement Districts, and the Portman and Howard de Walden Estates.

We have different perspectives and don't agree on everything, but we are all motivated by our commitment to our area. Together we have a powerful, shared voice to influence on issues that affect all of us, such as air quality or the future of Oxford Street.

There is a lot that we can achieve, by harnessing all the different skills and resources that we are fortunate to have as a Forum, through drafting our neighbourhood Plan and advising on allocation of CIL funds.

Please get in touch via the website [maryleboneforum.org](http://maryleboneforum.org) if you would like to find out more or get involved with the Forum – it is ours to shape!

→ Yael Saunders  
Chair of the Marylebone Forum



## POLICE LIASON



➤ Police by Charlotte Joseph

The current year has seen further structural and coverage changes in local policing. The management of Camden, Knightsbridge and Marylebone, areas will be merged, reducing the 'local' element, meanwhile, the Marylebone High Street ward (using police terms) has increased in size through the addition of parts of Cavendish Square and Oxford Markets wards. The PC establishment – currently two (six, some five years ago) may be increased to three to handle the increased area. The Paddington Green station has finally closed and Police services are now available from 80a Church Street, NW8 8ET

There has also been a change in the crime profile in Marylebone. A few years ago, we could consider Marylebone a fairly quiet and low-risk area, where the primary concerns were begging, rough sleeping, antisocial behaviour and theft from cars. While theft from cars has diminished, much more worrying is the substantial increase in robbery and personal theft – sometimes accompanied by threats or violence. Much of this is focused on the theft of mobile phones, handbags and jewellery. While the standard reaction to this trend is to blame reduced resources, and this must play a part, it also seems that the priorities dictated from the upper management levels of the Met. Police do not support robust local policing. The Leader of WCC has taken up this deterioration with the Met. Police Commissioner, and we, among other organisations, have provided supporting evidence. We await any result.

On a more positive level, the Howard de Walden Estate is now financing two Security Officers focused primarily on the Howard de Walden Estate property portfolio, including retailers and restaurants, who have been suffering from increased shoplifting and theft. Feedback on this initiative has been wholly positive, and it is possible that other Estates will follow. The BIDs are also increasing their coverage and activity to compensate for the lack of security in Marylebone, and surrounding areas. This 'privatisation' of security seems to be an increasing trend. Begging will inevitably increase again in the Spring, with the professional gangs from Eastern Europe moving back into the area. While misguided people continue to hand out money to these gangs, it is very unlikely that they will reduce their activities.

In Marylebone, we now appear to be reaching a similar situation to other Central London districts where the best advice is – do not wear obviously expensive watches etc, do not use mobile phones in the street or take great care when doing so and be aware of the risk at all times.

In the words of Dixon of Dock Green, 'Mind how you go!'

➔ Richard Lovell  
[richard.lovell@marylebone.org](mailto:richard.lovell@marylebone.org)

# PLANNING

## Personnel

The Sub-Committee remains both strong and committed and we are very fortunate to have such a dedicated group of professionals giving their time for free. The addition of Neil McLaughlin and Jeremy Trotter has been welcomed by all. The effort given by the team in responding to the circa 600 applications a year and attending presentations is significant and worthy of a note of thanks.

## Major Applications

The new Marylebone Library saga continues to drag on; the temporary Library is located at 9 – 11 New Cavendish Street and has a maximum stay until June 2023. The final site for the new Library has been announced to be incorporated into the Seymour Leisure Centre – this is to be a 10,000 sq ft facility and remains at an initial design stage. Westminster have appointed an architect for the project and we look forward to meeting and seeing the developing designs. The loss of a number of existing facilities remains a worry and we are hoping to address these concerns as the designs come forward.

The Moxon Street project which was approved by Westminster in 2015 is now on site but works have recently paused – it is unclear why but as soon as we have news we will post it on our website.

The Sunday Farmers Market has been relocated temporarily onto Aybrook Street for the duration of the site period. The developers have been running neighbourhood meetings and details of these are on our website.

The redevelopment of 19 – 35 Baker Street by Michael Hopkins Architects, Derwent London and The Portman Estate was approved by Westminster Committee in late 2017 and has recently been fully signed off (Section 106's legal agreements etc) and is due to commence on site in autumn 2021.

The NCP car park site behind Debenhams on Marylebone Lane is to be redeveloped by Shiva Hotels – the 206 bed hotel design by EPR Architects was approved by Westminster for a second time on the 5th February however a site start date has not yet been set.

The 1024 cover 'food hall' project by Market Halls on Holles Street has been approved by WCC and is due to commence on site shortly.

There are a number of other significant projects that are worthy of mention; 1 Great Cumberland Place by AHMM has been approved by WCC and is due on site in late April 2019 for 136 weeks.

129 – 137 Marylebone Road is subject to a current application to enlarge the office building both in height and depth to the rear. There are 65 objections to the scheme



✦ Lux by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)





➤ St Marylebone Parish Church  
by Charlotte Joseph

including our own – the project is to go to Committee in the next month.

In terms of future projects we are currently in early discussions in respect of a new mixed-use retail-led development on a 2-acre site at the western end of Oxford Street that The Portman Estate and GPE are working on – we look forward to seeing the project over the next year as the design evolves.

There are also two new major sites in the Baker Street area which we look forward to seeing in the coming year.

The Marylebone Association website is used to distribute our planning responses, any planning news and details of all public exhibitions will be posted on the planning page.

#### Relationships with Westminster and the Estates

The Sub-Committee undertake regular meetings with both Westminster's Senior Planning and Design Officers and Councillors. There is a good relationship based on shared knowledge and in some cases shared frustrations. We encourage early consultation for all major schemes in the pre-application stage to ensure all planning and amenity issues and exemplary design quality is tackled at the very outset.

Westminster Council have recently introduced the ability for applicants, objectors and amenity societies to speak at Planning Committee – this is an issue that we have repeatedly requested over the last 5 years and we believe is a major step forward for all parties.

We have also been pressing for WCC to introduce an independent Design Review Panel and following a number of positive meetings with Senior Officers and Councillors, this is now under review.

We have recently undertaken development reviews with both The Portman and Howard de Walden Estates to look at their 5/10-year plans; this has been very fruitful to look into the future of our area in the context of the ongoing progress by both Estates.

→ Neil Wilson  
[neil.wilson@marylebone.org](mailto:neil.wilson@marylebone.org)



➤ Paddington Street by Adam Butler  
at [www.adambutlerphotography.com](http://www.adambutlerphotography.com)

## LICENSING

The Licensing Sub-Committee monitors applications for new and modified licences within the Marylebone area. We work with residents and the extremely helpful Licensing Advice Project at Citizens Advice Westminster. We aim to negotiate with those companies applying for licences to ensure that any adverse impact of their licenced activity is minimised. Although we try and monitor all the communication from Westminster about new proposals we cannot guarantee to pick up every contentious issue. Therefore we also rely heavily on our member's feedback and encourage them to contact us to alert us about any licensing issues they may have.

By far the most frequent issue is noise created during normal licensed hours, or later in the night when customers are leaving, or from deliveries and collections. This has the potential to cause serious disturbance to residents, particularly over the summer period. The Noise Team at Westminster do have a 24 hour helpline but most often by the time they can react the nuisance has ceased making it difficult for them to remedy the situation. Therefore it is far preferable to address possible problems at the time of the licensing application rather than having to file a series of complaints once the nuisance is actually experienced.

Marylebone on the whole remains a comparatively peaceful residential area with most licenced premises closing at 11.00pm. Even on a Friday night youthful exuberance appears to subside quite quickly before midnight. There have not been many new establishments in our area in the last few years but obviously this may change, especially if the night tube begins to raise demand in areas nearer Oxford Circus. This could also be encouraged by the proposed improvements to Oxford Street on which Westminster recently consulted.

One activity that does appear to be extending further into Marylebone from the Edgware Road is the proliferation of shisha cafés. Very often these establishments are badly run giving rise to considerable nuisance to local residents. Unfortunately shisha cafés do not require any form of licence so they can be very difficult to control. Westminster consulted on this problem in 2016 and came up with a series of proposals. Unfortunately they do not appear to have made any progress on any of them and their officers do not seem to have the tools or inclination to curb badly anti-social establishments. The Marylebone Association will be looking to press the Council more strongly on this although we do understand that introducing a licencing regime for shisha is a national issue and therefore not under Westminster Council's control. We will be looking to members for some input on this subject in the near future.

→ Guy Austin  
[guy.austin@marylebone.org](mailto:guy.austin@marylebone.org)



Drinks by Adam Butler at  
[www.adambutlerphotography.com](http://www.adambutlerphotography.com)



## HARROWBY & DISTRICT RESIDENTS' ASSOCIATION



➤ Room For Four More by Colin for Art in Marylebone 2014 photography competition

Harrowby & District Residents' Association is situated on the Western edge of Marylebone by the Edgware Road, so we very much welcomed the TfL proposals to improve the crossings between us and the Hyde Park Estate which we had been requesting for many years. All the crossings on the Edgware Road from the flyover to Marble Arch will be improved. The first to be tackled is the Harrowby/Burwood crossing as it is part of the East/West quiet cycleway linking Marylebone with Fitzrovia. As residents we fought against the cycleway as it was not a very safe cycle route and furthermore the reversal of Brendon Street, we fear, will increase the number of delivery vehicles coming through our conservation area as they can no longer get back out onto the Edgware Road. The signage was poorly thought through and is still not right, causing much confusion all round. We are in discussion with WCC on this.

We are particularly blighted by the short term lets issues and as a result, increased amounts of rubbish in our streets. We would also like to see parking restrictions observed and policed which currently is only done sporadically. Again, this as with many issues comes down to enforcement. We would like WCC to make sure that the few who do not comply with the law are not allowed to get away with it to the detriment of the majority who do. We have good links with our local Bryanston & Dorset Square Councillors who are ever helpful and supportive.

Since the closure of the Marylebone Library (it was closed in 2013) we have long awaited proposals for its new venue. There are proposals for it to be housed within the Seymour Leisure Centre which is in our midst. There are also proposals to upgrade the pool facilities and reintroduce the big pool. We understand this is a large project and it would indeed be very welcome but the pace at which things are progressing is far too slow. We hope to see much faster progress on this front. A library serves many social functions and we want to see ours re-established as soon as possible.

→ Amanda Feeny (Chairman of HDRA)  
[amanda.feeny@marylebone.org](mailto:amanda.feeny@marylebone.org)

## PORTLAND VILLAGE ASSOCIATION

The Portland Village Association (PVA) has promoted streetscape and amenity improvements on behalf of local residents and businesses for some time now. One notable objective has been paving improvements and increased pedestrian safety on Great Portland Street. The forthcoming new cycling quietway in the neighbourhood will hopefully improve conditions on the northern end of this street. We also have encouraged continued efforts to reduce airborne pollution in our area. We have had good success with Westminster City Council to tidy, declutter and remove debris from our streets. Our local issue with very slow broadband speeds has now been resolved with the recent deployment of new fibre data infrastructure. The PVA has also encouraged stakeholders of the large Cleveland Street development project to replace a petrol station there with fast-charging power points for area electric vehicles.

→ Mark Gazaleh (Chairman of PVA)  
[mark.gazaleh@marylebone.org](mailto:mark.gazaleh@marylebone.org)



✦ Blossom by Charlotte Joseph

## STREET TREES

The W1W Tree Planting Initiative (Westminster Tree Trust) has been supporting the greening of our neighbourhood since 2009. For the last few years we have advocated for even more trees to be planted in the context of the Marylebone Low Emission Neighbourhood, Fitzrovia Forest and Oxford Street District projects. We are delighted with Westminster's continued progress to add trees here. The 2018-9 planting season has gone very well with over 63 and 49 trees being planted in Marylebone and Fitzrovia respectively.\* These numbers include trees sponsored by the Portman Estate and Howard de Walden Estate as part of projects on Baker Street and Wigmore Street. Over 800 trees have now been planted across the neighbourhoods over the last decade.

\*a total of 22 trees were replaced across both neighbourhoods this year.

→ Mark Gazaleh  
[mark.gazaleh@marylebone.org](mailto:mark.gazaleh@marylebone.org)



✦ The Beehive by Sally Christopher  
Marylebone 2014 photography competition



## ACCOUNTS



➤ Sunday Farmers Market by Tony Frazer for Art in Marylebone 2014 photography competition

### Income and Expenditure Account For the year ended 31 December 2018

INCOME	2018	2017
Subscriptions	10,716	8,372
Donations	260	50
Advertising	10,550	9,550
Events	1,156	6,570
Bank interest	18	7
<b>Total income</b>	<b><u>22,700</u></b>	<b><u>24,549</u></b>
EXPENDITURE		
Events Including AGM Costs	6,672	12,747
Administration	1,936	2,390
Printing & Stationery	3,491	4,194
Charitable Donations	1,000	840
IT services	1,216	917
Insurance	620	610
Postage	1,252	1,153
Telephone	–	727
Advertising	–	250
Sundries	630	641
Better Oxford Street	–	3,586
<b>Total expenditure</b>	<b><u>16,817</u></b>	<b><u>28,055</u></b>
<b>Net surplus/deficit</b>	<b>5,883</b>	<b>–3,506</b>
<b>Cash at bank</b>	<b><u>          </u></b>	<b><u>          </u></b>
As at 31 December 2018	<b><u>34,992</u></b>	<b><u>30,323</u></b>

➔ Mike Kostyn  
mike.kostyn@marylebone.org

# BUSINESS DIRECTORY

## CORPORATE BUSINESSES

**Alpha Plus Group Ltd**  
**Independent Schools & Colleges**  
50 Queen Anne Street  
020 7487 6000  
[www.alphaplusgroup.co.uk](http://www.alphaplusgroup.co.uk)

**Bright Courtyard Club**  
43-45 Baker Street  
0207 486 6998  
[www.brightcourtyard.co.uk](http://www.brightcourtyard.co.uk)

**Bright Grahame Murray**  
**Chartered Accountants**  
114a Cromwell Road, SW7  
020 7402 7444  
[www.bgm.co.uk](http://www.bgm.co.uk)

**Cubitt House**  
**Public Houses and Hotels**  
57 Gloucester Place  
020 7730 0070  
[www.cubithouse.co.uk](http://www.cubithouse.co.uk)

**Chiltern Firehouse**  
1 Chiltern Street  
020 7073 7676  
[www.chilternfirehouse.com](http://www.chilternfirehouse.com)

**Christie's Education**  
42 Portland Place  
020 7665 4350  
[www.christies.edu](http://www.christies.edu)

**Harry's Bar**  
30-34 James Street  
020 3971 9444  
[www.harrys-bar.co.uk](http://www.harrys-bar.co.uk)

**Howard De Walden Estate**  
23 Queen Anne Street  
020 7580 3163  
[www.hdwe.co.uk](http://www.hdwe.co.uk)

**Hyatt Regency – The Churchill Hotel**  
30 Portman Square  
020 7299 2080  
[www.london.churchill.hyatt.com](http://www.london.churchill.hyatt.com)

**Iberica Marylebone**  
**Spanish Food and Culture**  
195 Great Portland Street  
020 7636 8650  
[www.ibericalondon.com](http://www.ibericalondon.com)

**Jikoni**  
**Neighbourhood Restaurant**  
19-21 Blandford Street  
020 7034 1988  
[www.jikonilondon.com](http://www.jikonilondon.com)

**London Executive Corp Property Rental Agency**  
65 York Street  
0845 311 8118  
[www.london-executive.com](http://www.london-executive.com)

**London Marriott Hotel Marble Arch**  
134 George Street  
020 7723 1277  
[www.londonmarriottmarblearch.co.uk](http://www.londonmarriottmarblearch.co.uk)

**Orrery Restaurant**  
55 Marylebone High Street  
020 7262 8894  
[www.orrery-restaurant.co.uk](http://www.orrery-restaurant.co.uk)

**RIAA Barker Gillette (UK) LLP**  
**Specialist Solicitors**  
11-12 Wigmore Place  
020 7299 6920  
[www.riabarkergillette.com.uk](http://www.riabarkergillette.com.uk)

**Savills**  
**Estate Agents**  
22 Devonshire Street  
020 3527 0400  
[www.savills.co.uk](http://www.savills.co.uk)

**Ten Manchester Street Hotel**  
10 Manchester Street  
020 7317 5900  
[www.tenmanchesterstreethotel.com](http://www.tenmanchesterstreethotel.com)

**The Ivy Café Marylebone**  
96 Marylebone Lane  
020 3301 0400  
[www.theivycafemarylebone.com](http://www.theivycafemarylebone.com)

**The Langham London Luxury Hotel**  
1C Portland Place  
020 7636 1000  
[www.langhamhotels.co.uk](http://www.langhamhotels.co.uk)

**The Marylebone Hotel**  
47 Welbeck Street  
020 7486 6600  
[www.marylebone@doylecollection.com](mailto:www.marylebone@doylecollection.com)

**The Portman Estate**  
40 Portman Square  
020 7563 1400  
[www.portmanestate.co.uk](http://www.portmanestate.co.uk)

**Trishna**  
**Modern Indian Restaurant**  
15-17 Blandford Street  
020 7935 5624  
[www.trishnalondon.com](http://www.trishnalondon.com)

## SMALL BUSINESSES

**Active Health Clinic**  
**John Bell & Croyden**  
50-54 Wigmore Street  
020 7486 8141  
[www.activehealthclinic.com](http://www.activehealthclinic.com)

**Adam Butler Photography**  
**Interiors & Architectural**  
07801 953 952  
[www.adambutler.com](http://www.adambutler.com)

**Alvin Place**  
**Property Management**  
3 Harcourt Street  
020 7224 9828  
[www.alvinplace.com](http://www.alvinplace.com)

**Amber Beauty Salon**  
**Seymour Leisure Centre**  
**Seymour Place**  
020 7724 2800  
[www.amberbeautysalon.co.uk](http://www.amberbeautysalon.co.uk)

**Anacapri Restaurant**  
10 Dorset Street  
020 7935 6441

**Bramah Locks & Alarms**  
**Master Locksmith & Security Specialists**  
7 Goodge Place,  
Fitzrovia  
020 7637 8500  
[www.bramah.co.uk](http://www.bramah.co.uk)

**Bruce Fleming Photography**  
**Marylebone-based Commercial & Fine Art Photographer**  
020 7486 4001  
[www.brucefleming.com](http://www.brucefleming.com)

**Cabbages and Frocks**  
**Saturday Market 11am – 5pm**  
St Marylebone Church Grounds  
020 7794 1636  
[www.cabbagesandfrocks.co.uk](http://www.cabbagesandfrocks.co.uk)

**Cavendish Conference Centre**  
22 Duchess Mews  
020 7323 4555  
[www.cavendishconferencevenues.co.uk](http://www.cavendishconferencevenues.co.uk)

**Centre for Health and Human Performance**  
76 Harley Street  
020 7323 4263  
[www.chhp.com](http://www.chhp.com)

# BUSINESS DIRECTORY

**Chi Yu Wellness Centre Oriental/  
Complementary Therapy**  
36 George Street  
020 7486 0304  
[www.chi-yu.co.uk](http://www.chi-yu.co.uk)

**Cox & Power Jewellery**  
10-12 Chiltern Street  
020 7935 3530  
[www.coxandpower.com](http://www.coxandpower.com)

**Crescent Dental Clinic**  
57 Crawford Street  
020 7723 2255  
[www.crescentdental.com](http://www.crescentdental.com)

**Daunt Books**  
83 Marylebone High Street  
020 7224 2295  
[www.dauntbooks.co.uk](http://www.dauntbooks.co.uk)

**Druce Residential Property  
Consultants**  
61 Weymouth Street  
020 7935 6535  
[www.druce.com](http://www.druce.com)

**GTA Advertising**  
31A Thayer Street  
020 7224 2657  
[www.gta-advertising.co.uk](http://www.gta-advertising.co.uk)

**Guy Clapham & Co Solicitors**  
51-55 Weymouth Street  
020 7935 1095  
[www.guyclapham.com](http://www.guyclapham.com)

**Ian Wylie Architects**  
17 Nottingham Street  
020 7935 8885  
[www.ianwyliearchitects.co.uk](http://www.ianwyliearchitects.co.uk)

**Ishtar  
Turkish Restaurant**  
10-12 Crawford Street  
020 7224 2446  
[www.ishtarrestaurant.com](http://www.ishtarrestaurant.com)

**JPS Finance Ltd**  
2 Duke Street  
020 7935 0992  
[www.jpsfinance.co.uk](http://www.jpsfinance.co.uk)

**Kay & Co  
Estate Agents/Managers**  
20a Paddington Street  
020 7486 6338  
[www.kayandco.com](http://www.kayandco.com)  
Contact Our Offices  
Marylebone & Regent's Park

**Kibele  
Restaurant and Bar**  
175-177 Gt Portland Street  
020 7436 0600  
[www.kibele.co.uk](http://www.kibele.co.uk)

**KJ's Laundry Womenswear/  
Jewellery/Shoes**  
74 Marylebone Lane  
020 7486 7855  
[www.kjslaundry.co.uk](http://www.kjslaundry.co.uk)

**La Fromagerie  
Cheese, Wine, Bread, Café**  
2-4 Moxon Street  
020 7935 0341  
[www.lafromagerie.co.uk](http://www.lafromagerie.co.uk)

**London Orthodontics  
Private Orthodontic Practice**  
121 Harley Street  
020 7486 0088  
[www.londonorthodontics.com](http://www.londonorthodontics.com)

**MAC Services Ltd  
Electrical Engineers/Contractors**  
23 Blandford Street  
020 7486 9075  
[www.mac-services.co.uk](http://www.mac-services.co.uk)

**Marylebone Interiors Ltd**  
21 Crawford Place  
020 7224 4990  
E: [office@maillondon.co](mailto:office@maillondon.co)

**Meacher Higgins & Thomas  
Pharmacy**  
105A Crawford Street  
020 7723 2788  
[www.meacherhigginsandthomas.co.uk](http://www.meacherhigginsandthomas.co.uk)

**MJM Hair and Beauty Salon**  
94 Crawford Street  
020 7724 3519  
[www.mjmhair.co.uk](http://www.mjmhair.co.uk)

**Naturela  
Olive Oil Beauty & Body Care  
Products**  
[www.naturela.co.uk](http://www.naturela.co.uk)

**NVS Pharmacy**  
46 Baker Street  
020 7935 1120  
[www.nvspharmacy.co.uk](http://www.nvspharmacy.co.uk)

**Osel Architecture**  
26 Oldbury Place  
020 7224 2447  
[www.oselarchitecture.co.uk](http://www.oselarchitecture.co.uk)

**Paul Smith  
Designer Wear for Men & Women**  
38 Marylebone High Street  
020 7935 5385  
[www.paulsmith.co.uk](http://www.paulsmith.co.uk)

**PeoplesTravel  
Travel Agency**  
56 Baker Street  
0844 472 3210  
[www.peoples.travel](http://www.peoples.travel)

**Philglas & Swiggot  
Independent Fine Wine Merchants**  
22 New Quebec Street  
020 7402 0002  
[www.philglass-swiggot.com](http://www.philglass-swiggot.com)

**Prontaprint  
Local Copy/Print/Design Service**  
129 Crawford Street  
020 7486 7578  
[www.prontaprint-london.com](http://www.prontaprint-london.com)

**Property Search London Property  
Finders (Residential)**  
020 7935 9719  
[www.propertysearchlondon.co.uk](http://www.propertysearchlondon.co.uk)

**Red Personnel  
Independent Recruitment Agency**  
46 Crawford Street  
020 7724 3824  
[www.red-personnel.co.uk](http://www.red-personnel.co.uk)

**Rosalind Hobley Photographer**  
E: [ros.hobley@btinternet.com](mailto:ros.hobley@btinternet.com)  
[www.rosalindhobley.com](http://www.rosalindhobley.com)

**Titania's Garden Florist**  
25b Crawford Street  
020 7724 0187  
[www.titaniasgarden.co.uk](http://www.titaniasgarden.co.uk)

**Twenty Retail  
Advisors, Retail/Restaurants**  
11 Bingham Place  
020 7198 8888  
[www.twentyretail.com](http://www.twentyretail.com)

**Unger & Fagan Opticians**  
5 George Street  
020 7486 6933  
[www.underandfagan.co.uk](http://www.underandfagan.co.uk)

**Vernon Architects**  
27 Montagu Square  
020 7224 0067



# BUSINESS DIRECTORY

## NOT FOR PROFIT

### Age UK Westminster

25 Nutford Place  
020 3004 5610  
[www.ageuk.org.uk/westminster](http://www.ageuk.org.uk/westminster)

### Baker Street Quarter Partnership Business Improvement District

1 Baker Street  
020 3056 5910  
[www.bakerstreetquarter.co.uk](http://www.bakerstreetquarter.co.uk)

### British Heart Foundation

14 Fitzhardinge Street  
020 7487 7109  
[www.bhf.org.uk](http://www.bhf.org.uk)

### Church of The Annunciation

Bryanston Street  
020 7257 0031  
[www.annunciationmarblearch.org](http://www.annunciationmarblearch.org)

### Greenhouse Sports

Using Sport To Help Young Inner  
City People  
35 Cosway Street  
020 8576 6118  
[www.greenhousesports.org](http://www.greenhousesports.org)

### King Edward VII Hospital

Beaumont Street  
020 7486 4411  
[www.kingedwardvii.co.uk](http://www.kingedwardvii.co.uk)

### Marble Arch BID

7 Praed Street  
02031451210  
[www.marble-arch.london](http://www.marble-arch.london)

### Marylebone Mums

6 Bryanston Mews West  
07885 744 329  
[www.marylebonemums.com](http://www.marylebonemums.com)

### Portman Early Childhood Centre

12-18 Salisbury Street, NW8  
020 7641 5436

### Portman Mansions Management Ltd

020 7486 3411

### Rotary Club of St Marylebone

020 7919 9144  
[www.stmarylebonerotaryclub.com](http://www.stmarylebonerotaryclub.com)

### School of Economic Science Educational Charity

11 Mandeville Place  
020 7034 4000  
[www.schooleconomicsscience.org](http://www.schooleconomicsscience.org)

### St Marylebone CE School For Girls

64 Marylebone High Street  
020 7935 4704  
[www.stmaryleboneschool.com](http://www.stmaryleboneschool.com)

### St Marylebone Parish Church Marylebone Road

020 7935 7315  
[www.stmarylebone.org](http://www.stmarylebone.org)

### The Christian Union Almshouses Charity

21 Crawford Place  
01344 456712  
[www.housingcare.org](http://www.housingcare.org)

### The Hellenic Centre Cultural & Conference Centre

16-18 Paddington Street  
020 7487 5060  
[www.helleniccentre.org](http://www.helleniccentre.org)

### The Manchester Square Trust

34 Homer Street  
020 7723 0684

### The Royal Air Force Benevolent Fund

67 Portland Place  
020 7307 3310  
[www.rafbf.org](http://www.rafbf.org)

### Vital Regeneration Creating Opportunities, Changing Lives

24 Lilestone Street, NW8  
020 7245 2861  
[www.vitalregeneration.org](http://www.vitalregeneration.org)

### West London Day Centre

134-136 Seymour Place  
020 7569 5900  
[www.wlm.org.uk](http://www.wlm.org.uk)

### Westminster Adult Education Service

219 Lisson Grove  
020 7641 7847  
[www.waes.ac.uk](http://www.waes.ac.uk)

### York House Association

Upper Montagu Street

### YWCA Central Club

44 Portland Place  
020 7079 2855  
[www.44portlandplace.org.uk](http://www.44portlandplace.org.uk)







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[www.marylebone.org](http://www.marylebone.org)

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