



# Marylebone Association

Newsletter December 2022

Dear {Contact\_First\_Name},

Time to open your advent calendars!

## Marylebone Association AGM



The Marylebone Association AGM was held on Monday 21st November 2022 at St Mary's Parish Church, Marylebone Road.

This was our first live AGM since 2019 and we wondered how much appetite there would be for a face-to-face meeting in this post Covid environment. In the event we managed to attract a turnout of around 80 members in spite of the inclement weather, which although down on the pre Covid days shows that the appetite for live gatherings is still there.

The meeting was opened by the Hon. Secretary Kevin Coyne who welcomed

members and WCC councillors: Cllr Barbara Arzymanow, Cllr Ralu Oteh Osoka, Cllr Patrick Lilley and Cllr Geoff Barraclough - Cabinet member for Planning. Apologies for absence were received from Cllr Karen Scarborough.

The Annual Report had been posted out to all members prior to the meeting and copies made available on the evening. It was accepted by a show of hands.

The outgoing Chairman Michael Bolt then addressed members. He reminded all that this year marks the 40th Anniversary of the MA and gave a brief account of the Association, which was founded in March 1982 and its background. He went on to outline the changes in Officers proposed this year: not only was it the end of his term but the present Secretary, Kevin Coyne, the Treasurer, Mike Koystyn and Deputy Chair, Tim Carnegie were all standing down. Tim however was continuing to assist with IT and the newsletter.

The Chairman thanked the outgoing Secretary, Kevin Coyne for his long period of service on the committee, including 25 years as Secretary, following which a presentation of an engraved tankard was made. In reply Kevin gave a brief address on his time in office thanking the committee for their gift recognising his time as Secretary.

The Chairman then gave his Report outlining various key matters that have affected the Association over the last year and looked back on the long struggle over the last ten years keeping Oxford Street open to traffic to avoid its displacement into Marylebone, a struggle which now appears to have reached a successful conclusion. He went on to detail a number of issues which were likely to be occupying the committee in the coming year and thanked members for their support over his past years as Chairman.

The Hon. Treasurer's Annual Report was presented and adopted by a show of hands.

The Planning Sub-Committee Report was presented by Neil Wilson (chair of sub-committee) who outlined various applications the planning committee is dealing with at moment and spoke of other current issues of note such as the Marks & Spencer's building on Oxford Street, the Seymour Centre proposals, Marylebone Square and Garfield House.

Election of Officers followed, conducted by the Hon. Secretary the following Officers were elected:

Chair of the Association - Julie Redmond

Hon. Secretary - Michael Bolt

Hon. Treasurer - Neil Ritson

All officers were elected unanimously by a show of hands.

The following committee members were then elected in block:

#### COMMITTEE MEMBERS

Guy Austin, Martin Bikhiti, Linda Davies, Rosemary Forgan, Lois German, Richard Lovell, Stephen Quinn, Neil Wilson, Niamh O'Keeffe, Scott Story.

#### CO-OPTED COMMITTEE MEMBERS:

Steven Thomas (HDRA), Mark Gazaleh (PVA)

A full list of Officers, Committee and Sub-committee and Subgroup members is available on the website together with a more detailed summary of the meeting.

Julie Redmond as the new Chair thanked members for electing her and mentioned the hard work of Michael Bolt, Tim Carnegie and Kevin Coyne in maintaining and growing the Association during the tough period of Covid (in particular) and gave a short address on her aspirations for the role.

Written questions were then taken, answered by various members of the committee and various councillors present in the room.

The meeting finished at 8.45pm and members retired to the Browning Room for refreshments where members had the opportunity to raise various issues with their councillors and committee members as well as to socialise generally.

Our thanks go to all those who helped towards this event, but particularly:

The Reverend Stephen Evans and the Marylebone Church staff, especially Stuart and Dom who were so helpful on the night.

The Howard de Walden Estate, and Portman Estate for their usual generous help towards expenses.

The members of our social committee who organised this, Lois German and Rosemary Forgan.

And the caterers Hubbub Catering for the excellent refreshments and service provided on the night.

## Interfaith in Marylebone



For the first time in three years, residents in Marylebone were able to once again come together to jointly celebrate their unity through an interfaith celebration in the presence of the Lord Mayor of Westminster at the Marylebone Service jointly hosted by the Rector of St Marylebone and the Marylebone Association.

The service was not only a celebration of the diversity of cultures and religions within the international village of Marylebone but marked the opening of the restored landmark building of St Marylebone Church after 2 years of extensive repairs and refurbishment.

Present were Councillors Ian Rowley, Karen Scarborough and Councillor Ruth Bush, who herself had attended the last Interfaith service held here before Covid in 2019 as Lord Mayor.

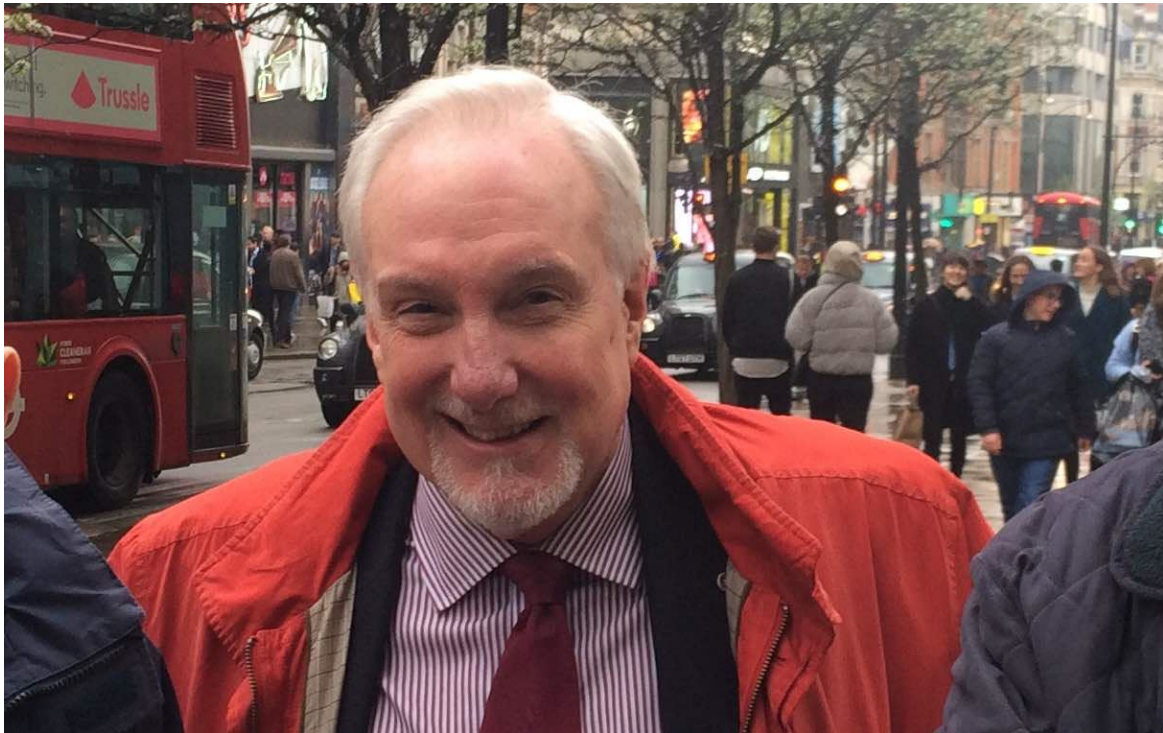


The various Faiths that go to make up our area were in attendance and each made contributions towards the service and the Association's new chair Julie Redmond gave a short address the importance of unity.

The Howard de Walden Estate and the Portman Estate were thanked for their generosity in jointly supporting the service and reception afterwards.

The service was well attended and most attendees then stayed on to mingle with each other and enjoy the refreshments on offer.

## Kevin Coyne 25 Years of Service



After 25 years serving as Secretary to the Marylebone Association, Kevin Coyne finally stood down from his role as Hon. Secretary at this year's AGM.

Kevin is currently the Dean of Student Life and Lecturer at Paris Dauphine International London. He was the Dean of Students at International Students House based in Regent's Park in London from 1992 until his retirement in August 2016. In that role he joined the MA committee from the beginning and became Hon. Secretary to the Association a few years later.

He has been Secretary to the MA through seven chairs from Audrey Lewis under which our present constitution started with the maximum three year continuous service for any chairman. Kevin therefore became the one consistent element and as time went on it fell to him to play the role of mentor to new chairs who came in and for many years he was the recognisable face of the Association, and still is for some members.

However, Kevin not only served in the role of Secretary but went on to participate actively in many of the major issues confronting the Association over the years, such as: the abortive merger attempt between the MA and the St Marylebone Society, the protracted dispute over the Marylebone Forum boundary, the founding of the Marylebone Forum and the struggle over Oxford Street closures. In all these matters and more Kevin has played a central role.

Always helpful, always with a great sense of humour, lending fun to whatever he did we know that he will be greatly missed by many.

## Royal Society of Medicine Dinner

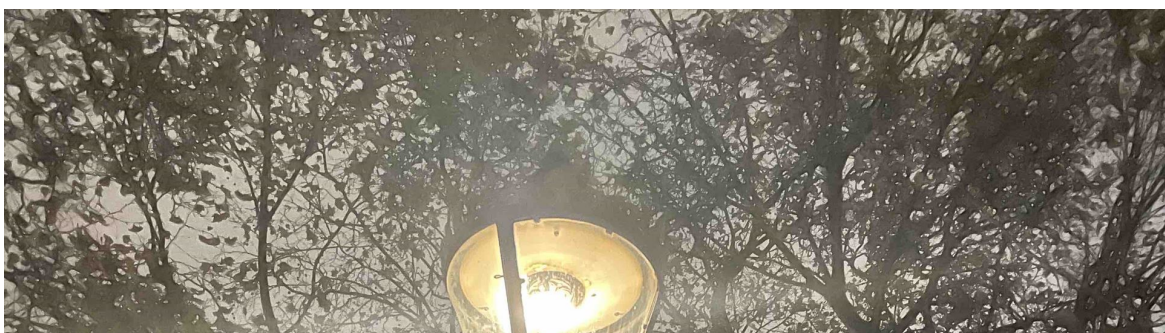


On the 2nd November twenty Marylebone Association members enjoyed a rather special dinner in the private Wimpole Dining Room at the Royal Society of Medicine.

The evening started with prosecco before members sat down to an excellent three course dinner, having chosen from a delicious menu in advance. The food was excellent and the wine was plentiful. RSM doctor-member Lisa Sears provided us with a fascinating account of the history of the RSM and the building they now occupy.

Thanks go to Lisa for enabling our dinner to be held there. Altogether a great evening.

## Gas Light Reprieve







“We’ve listened”: Westminster City Council to retain 174 heritage gas lamps following consultation

The consultation on Westminster’s historic gas lamps reported in last month’s newsletter was put on hold by the previous administration before the local council elections in May 2022. Following the elections, it was reactivated and widened to include three on-site public presentations, attended by over 100 people. More than 1,250 responses were received.

Following these representations to Westminster Council, including many from heritage bodies, gas lamp enthusiasts and residents, Westminster City Council have announced they have decided to halt the proposed conversion of 174 of the gas lamps to LED.

Councillor Paul Dimoldenberg, Cabinet Member for City Management and Air Quality in an open letter acknowledged that, “Public safety has always been our prime consideration, but we also acknowledge the strong heritage issues at stake”.

The 174 gas lamps to be saved include 138 Grade II listed gas lamps and 36 non-listed gas lamps in prominent positions across the city and will continue to light the streets of Westminster in their current structures.

He proposed that the remaining 94 non-listed gas lamps would be fitted with the most recent LED lighting developed by specialist manufacturers which both replicate the soft ‘honey’ lighting glow and include replica mantles, piping and clocks. In addition, the designs of the three replacement lantern styles will be enhanced to reflect more of the detail of the original lanterns, following consultation with Historic England and other heritage bodies.

However, many doubts remained as to whether the non-listed lamps should be converted as well, and in a further concession Cllr Dimoldenberg said in a subsequent interview: “We’ve agreed that the 94 unlisted lamps would be looked at again by Historic England - so if they say all, half, or three of them should be listed then they’ll be added to the ones that remain.”

Historic England in their submission have encouraged the Council to take a “significance led approach” to each lamp “once properly understood we think it will then be possible to develop proposals that minimise the impact on that significance while delivering other public benefits.”

Many of the campaigners however continue to push for all these gas lamps to be listed, and the ones that have previously been removed to be replaced. No doubt dialogue will continue, but whether or not a lamp has been listed to date or deemed to be in a prominent position has probably been a relatively arbitrary process. If the principle is that what remains of historic gas lighting should be preserved, then logically it would seem difficult to argue that the remaining ones should be treated differently.

In all, however, this is a positive step and in the right direction and we feel that WCC have demonstrated that they are now actually starting to listen and respond to what is said in consultations, rather than just running them with a view to

to what is said in consultations, rather than just turning them with a view to obtaining the original outcome proposed.

The 174 gas lamps will be retained in the following streets:

- Albany Courtyard, Bedford Street, Buckingham Palace Road, Carlton Gardens, Carlton House Terrace, Carting Lane, Catherine Street, Chandos Place, Churton Place, St Paul's – Covent Garden, Dean Bradley Street, Dean Stanley Street, Dean's Yard, Goodwin's Court, Henrietta Street, King Street, Little College Street, New Row, The Sanctuary, Smith Square, St James's Place, Tavistock Street, Trevor Square, Warwick Street

The unlisted gas lamps are on:

- Barton Street, Blue Ball Yard, Buckingham Mews, Carlton Gardens, Cecil Court, Cowley Street, Grosvenor Gardens Mews West, Inigo Place, Old Palace Yard, Rutland Gardens, Strand Junction Carting Lane.

## St Peter's and the Green Tower



St Peter's must be feeling somewhat under siege recently.

This Grade 1 listed Church, tucked away just off Oxford Street, was built in 1721 and has seen many changes since it was constructed as a private chapel for the 2nd Earl of Oxford, Edward Harley, who, through marriage to Lady Henrietta Cavendish Holles, inherited extensive lands north of Oxford Street. These eventually became, through further well planned marriages, the great landed estate of Howard de Walden.

Earlier this year an application for a strip club was made next door to the church, this was later withdrawn, at least for the time being, after considerable local business objection. Now, only months later- a new threat has arrived. A planning application has been submitted for a 15-story green monolith next door to the church. This many-arched titan will loom over the Grade 1 listed building diminishing it and is justified on the grounds that the City of London can show many examples of listed churches being similarly overwhelmed by surrounding buildings. But surely this is not the Square Mile and the same imperatives on using every inch of available footage do not apply?

Neither are we sure what the proposed building with its multiple arched structure



neither are we sure what the proposed building with its multiple arched structure is referencing- certainly nothing nearby looks anything like this. It is a long way from the restrained classicism of James Gibbs, the architect of St Peters. Gibbs was himself a resident of Marylebone- and lived just across the road in what was then Henrietta Street (now Place). Here he built a new house of his own devising in 1732- which, like much of the Georgian architecture in this part of Marylebone has long since gone.

## Seymour Centre's Jungle Event Rumbled!



As the last MA Newsletter hit our inboxes, residents and councillors became aware of a major event planned for the Seymour Leisure Centre, that would have seen it largely out of action for regular users from February through to May 2023.

An application was made to Westminster City Council to stage an immersive music, dance, pyrotechnics, food and drink event, built around screenings of the heavyweight boxing fight Frasier and Ali in Zaire in 1974, known as “The Rumble In The Jungle”.

Although regarded as a fun night by a few residents, the nature, scale and duration of the activity filled most with dread. As an example of the impact on the normal Seymour Leisure services and those living nearby, the application stated that on every Sunday from 11AM until 10:30PM between Feb and May 2023, live and recorded music and dance would be in full swing. In addition, alcohol would be on sale from Midday until 10:30PM. Other days varied, with Friday and Saturday entertainments running until 11PM. All the noise and disturbance likely to accompany such an event would be emanating from a local authority-owned building, the sound-proofing and general acoustic standards of which are unsuitable as has been established from previous complaints (see article below).

Plenty of other aspects of the application suggested cause for concern, including the prospect of ticketing and queueing arrangements on narrow residential pavements in both Bryanston Place and the intended “VIP entrance” on Shouldham Street. The 750 capacity crowd would then be expected to exit onto



Shepherdson Street. The 100 capacity crowd would then be expected to exit onto Seymour Place in one go after 1030-11PM at night, with some temporary stewards "encouraging" them to disperse from the area. Again, previous experience of this type of event does not bode well.

Given the several-month duration of the event, the reference to live and recorded music and dance and the cooking of food all inside a sport and leisure centre, the whole thing felt like a fundamental change of use. Existing users of facilities would be redirected to Maida Vale.

Our ward councillors were not directly informed of the application and no public notices were evident outside the leisure centre. Thankfully, eagle-eyed members of the SLC spotted one on a notice board inside the building and sounded the alarm. Councillors made their feelings regarding the lack of consultation and the inappropriateness of the proposals known to the relevant Council lead, Cllr Tim Roca, underpinned by representations from groups including HDRA and the residents of Macready House. In the face of such strong objections, the Council then took decisive action to get the application withdrawn.

Marylebone residents want the night-time economy to succeed and flourish; it's a crucial part of the fabric of London. But there is, as the saying goes, a time and a place. And "The Rumble In The Jungle" was, quite simply, the wrong event, at the wrong venue, in the wrong location.

## Seymour Centre - A Prequel



Residents are getting déjà vu with the Seymour Centre. Those who have lived in the area for a while might remember back to 2016 when the then Seymour Leisure Centre operator **Better** tried to obtain a licence for hosting events 365 days a year.

After all- why charge £80 an hour for 5-a-Side football when you can rake in thousands renting the same space for an event?

Boxing and concerts were announced and booking sites were launched- naturally ahead of obtaining any licences. The outcry was loud and vocal focusing on noise and traffic along with the temporary loss of community sport.

The MA, then as now, got involved and then, like now, WCC put the operator back in their place and stated the “intention was to limit the programme of events to 10 days per year to minimise the impact on leisure centre users and residents.” The fashion shows continued, and the boxing matches were knocked out, but only after the CNN US election party all-nighter!

**Better** eventually lost out to **Everyone Active** who have clearly lost the memo about hosting too many events at the Seymour Centre.... could another operator be on the cards soon? Or should the council take it back in-house and put residents before profit?

## Bus Review - TfL to Reduce Cull

Our readers may recall that the original TfL Central London Bus Review envisaged a wide range of service cuts and changes; this was justified on the grounds of a fall in bus usage in central London and the threat of cuts in government grants to TfL. The consultation saw a significant response with more than 21,500 people sharing their feedback, and we can imagine that most of this was not madly in favour of the proposals.

Now government support has been secured for the TfL Budget, as reported in last month's newsletter - at least for the next year, so the threat of large-scale cuts to bus services has receded- although not completely gone. Indeed, it is quite possible that a lot of the abandoned proposed cuts will re-surface at a future date when we have another spat between the government and TfL.

So, what about the changes that will now be implemented?

TfL will still go ahead with 22 percent of the service changes consulted on. Currently around 19 percent of bus journeys in London involve a change of buses. These new plans will see 20 percent of people having to use a different bus to complete their journey.

To focus on our area, all the routes that were most critical to us, the 205 94 24/88/214 - will be staying but proposals for route 11/211 (not directly affecting us) will go ahead.

The casualties are as follows below:

Route 16 is being withdrawn- that is 6 buses per hour. Within the MA's area this links Edgware Road & Victoria and goes as far north as Cricklewood. The 16 is being replaced by route 6 which will cover the section Edgware Road to Victoria at the same frequency.

Route 23 will be withdrawn between Hyde Park Corner and Hammersmith and will be running via the existing route 6 - Piccadilly and Trafalgar Square to Aldwych, so the overall resulting loss is a direct bus link from Hammersmith to Edgware Rd.

The proposals to shorten the 205 - orbital route duplicating the Metropolitan line between Paddington and Liverpool Street - were dropped, as well as the very odd idea to withdraw the 24 and replace it by diverting the 205, 88, and 214.

The proposals for route 11/211 will go ahead but this is a route that does not directly affect our area.



The plans to shorten route 94 to Marble Arch are not mentioned specifically, they appear to have been abandoned which may have something to do with the well-argued options submitted by our Bayswater colleagues in SEBRA and PRACT.

The full consultation report for the Central London Bus Review can be found [here](#). The announcement can be found [here](#) which also provides a full summary of the outcome by route.

## Regent Street Plans



The Experimental Traffic Order (ETO) order to enable the widening of pavements and planters in Regent Street is about to expire. The total cost has been £2.8million so far, just for the temporary work.

WCC are extending this for a few months to allow for a consultation on the future of the scheme.

As we always suspected, the Crown Estate, having pushed forward this scheme had no intention of ever removing it. Their proposals simply involve a redesign to make the widening permanent with more emphasis on trees rather than planters and better pavement materials, and some changes to street intersections, all to be jointly funded by the Crown Estate and WCC.

Westminster Council are now consulting various stakeholder groups to see what people think. Our view has been made clear previously on these pages. The scheme is entirely to the benefit of Crown Estates and its shoppers and pays no attention to the fact that this road also has a function as a major public highway.

Although it is early days, it appears that the permanent interventions will be justified on the grounds that the traffic flows have only been nominally affected by all the lane narrowing. This is so counterintuitive and so contrary to our own direct experience that we feel the figures which have enabled WCC officers to arrive at this conclusion will require considerably more analysis than has been so far offered.

Soho is most badly affected by the failure of the traffic to move efficiently through the area, causing queues in side roads, such as Beak and Great Marlborough Street. The resulting congestion of course only helps to further increase the pollution in the area. However, we also see the effects daily at the top of Upper Regent Street where the traffic now continually tails back for hundreds of metres as it waits to get across Oxford Circus, now a notorious pinch point, to get into Regent Street.

Further, at the very least, if we are to have only one lane of traffic each way, we will submit that lane should not be constantly blocked by buses stopping and vehicles unloading as it is under the present scheme. Aside from the obvious congestion and pollution caused, it is also now very difficult for emergency vehicles to get through.

## M&S Oxford Street Inquiry Closes

The public inquiry into the M&S's highly contentious redevelopment proposal which aims to turn M&S's flagship Marble Arch store into a 10-floor retail and office block, has closed and the decision now rests with the Secretary of State for Levelling Up, Housing and Communities, Michael Gove

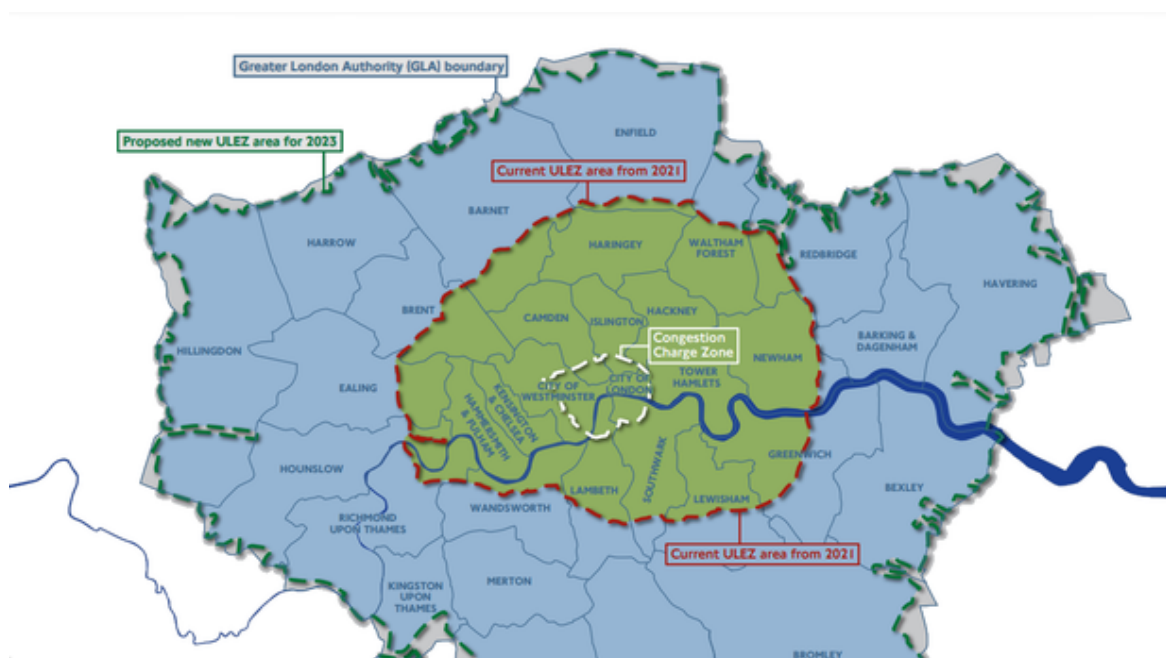
During the inquiry, overseen by an independent planning inspector, Save Britain's Heritage (SAVE) said demolition could not be justified on either heritage or climate grounds.

The retailer argued that the poor layout of the three buildings that make up the site meant a retrofit, as proposed by SAVE, was neither deliverable nor viable.

Sustainability as well as Heritage was a central plank in SAVE's case against the development. SAVE attempted to show that there is no fundamental structural, façade deterioration or safety reason why these buildings should be demolished and questioned whether M&S ever considered a deep retrofit or that retention was 'fully explored' before the decision to demolish was made in 2018.

They say "Despite claiming that sustainability is at the core of their brand and committing to being a net-zero business by 2040, M&S have dismissed the creative refurbishment alternative to such an extent that they have made a threat to the Secretary of State to leave Orchard House altogether if they do not get their way. This is not the constructive attitude of a retailer dedicated to sustainability, heritage conservation and the future success of Oxford Street."

## Expanding ULEZ







The Ultra Low Emission Zone (ULEZ), where older vehicles have to pay to drive through inner London is to be expanded to the whole of Greater London.

Motorists driving within the ULEZ currently pay £12.50 per day to drive within the zone, which already covers most of inner London, with the North and South circular roads as its boundary. If motorists drive into central London, they also pay the £15 congestion charge on top of that.

In order to encourage motorists to switch to lower polluting vehicles, the ULEZ is to be expanded to the whole of London covered by the Mayor of London's authority. It's been estimated that around 85% of vehicles in outer London are already compliant with the low emission standards, so although geographically the expansion is large, the impact will be limited to a minority of London's motorists.

The expansion of the ULEZ to the rest of London will come into effect at the end of August 2023, but ahead of that, a car scrappage scheme will be expanded along with a grace period for people with disabilities who may be more reliant on their car and less able to afford to replace it.

## Sleepless in Soho

The Soho Society recently carried out a survey amongst Soho residents to find out how much sleep they were getting. A reasonable night's sleep is regarded as a fundamental human right by the World Health Organisation.

The survey garnered 87 responses - and 80% of these respondents claimed to have their sleep disturbed at least once a week with 24% of respondents claiming their sleep was disturbed 7 nights a week.

The most common causes mentioned were street drinking, pedicabs, waste collections, construction noise, car horns and deliveries. Other noise sources identified were air conditioning, motorbikes revving, building alarms and music from licensed venues.

69% of respondents agreed that during the time they have lived in Soho noise pollution has got significantly worse.

46% of respondents agreed that noise nuisance is so bad that they have considered moving away from Soho.

68% of respondents agreed that the council should renew its noise strategy as a matter of urgency.

## Report it - The Survey

Report It is an essential tool that allows WCC to respond quickly to street problems that directly impact communities. It is not just for noise issues- whether it's a streetlight that's not working, fly tipping or anti-social behaviour, Report It is the Council's preferred method for keeping on top of these problems.

With over 205,000 residents, the Report It function needs to be accessible, easy to navigate and provide enough information for services to effectively respond in a sufficient amount of time. To achieve this WCC are reviewing Report It via an online survey and want to hear your thoughts.

Whether you're a resident or a business, WCC need your feedback on how best to improve our Report It tool. The online survey only takes roughly seven minutes to complete and all responses will be automatically entered into a prize draw, where three lucky residents will be picked randomly to win a £50 Amazon voucher each.

Get involved today and let us know what steps WCC should take to make reporting street problems easier.

Complete survey on link [here](#). If you do have any questions then please email the Report It team at [reportitreviewteam@westminster.gov.uk](mailto:reportitreviewteam@westminster.gov.uk)

## Offices - Occupants Halve Since Covid

On London reports that a detailed study for a group of central and inner London boroughs has concluded that reports of a post Covid "death of the office" have been greatly exaggerated, but that the quality and type of office space employers are now seeking has significantly changed in a new age of hybrid working.

In a 75-page report for the Central London Forward partnership, consultants Arup assessed recent changes in use of offices in the heart of the capital, how demand might evolve over the next 20 years and its policy and economic implications.

By the summer of this year office attendance levels appeared to be "just under half those of 2019", the report says, with peaks in the middle days of the working week, but at the same time "quarterly office take-up has now returned to the pre-pandemic average" due to factors including constrained supply, and what it calls a "flight to quality", but that future investment in offices could be imperilled by the unfavourable economic climate.

Conclusions include that the market for offices in the City of London has become the most exposed to new working patterns, and that "local economies in more residential locations stand to benefit" from this as a "new normal" for office attendance rates emerges over the next year or so.

However, the report also identifies "a huge opportunity to embrace the best of home working and in-person working" if employees adapt to the combination more fully. It stresses that "the benefits to the economy that come from employees locating together need to be protected" but also arguing that the option to work from home "may help to widen and diversify central London's labour pool" as well as having substantial benefits for individuals.

Read the Arup led report, entitled The Future of the Office in Central London, in full [here](#).

## Retail - New Bond Street Slips

New Bond Street has lost its tag as Europe's most expensive shopping street after another slide in prime retail rents in central London this year. Rents on the street, which houses fashion stores including Chanel, Dior and Louis Vuitton,



have fallen by 7 per cent this year and are down by 11 per cent since the pandemic erupted.

The cost of renting shop space on New Bond Street in Mayfair is now a very reasonable £1,150 per sq ft per year, according to Cushman & Wakefield, the property consultancy.

Supplanting New Bond Street with the most expensive retail rents in Europe is now Via Monte Napoleone in Milan, although London's fanciest shopping street is still pricier than the Champs-Élysées in Paris.

Shop rents on the upper section of Fifth Avenue in New York remain the dearest in the world, with the average up 7 per cent this year to \$2,000 per sq ft.

## Portman Appoints New Agent

The Portman Estate has appointed Bruce Gillingham Pollard as advisers for retail, restaurant and leisure property on its 110-acre estate in Marylebone. The instruction encompasses leasing agency and also lease consultancy across the Estate's Portman Marylebone retail portfolio.

Bruce Gillingham Pollard Director, Charlotte Roberts, commented: "The Portman Estate already provides one of the most interesting variety of places to shop, eat and drink in London. From the increasingly stylish offering on Chiltern Street through to the network of streets and mews around Portman Square, new developments and initiatives being brought forward by the Estate continue to set Marylebone apart as a leading destination for independent retail and unique consumer experiences."

"We're enormously excited about working with The Portman Estate to further elevate the location through introducing new brands and raising awareness of all that it has to offer."

## NWEC Confirm CEO Appointment





A few months ago, Jace Tyrell swapped his role at the New West End Company (NWECC) to go to Australia and oversee improvements to Sydney's Western Harbour shopping district. He had been in the role for six years.

Stepping into his shoes as interim Chief Executive was Dee Corsi, previously chief operating officer, she has now been confirmed as the new permanent CEO.

The NWECC works across 80 streets in the central London heartland, representing 150,000 employees. Turnover of course has been hit hard over the Covid period and has yet to fully recover but despite further problems due to economic uncertainty, year-to-date sales are up 109% compared to 2021 and spend continues to outperform footfall. However, the historic aim for an annual turnover in the area of £10 billion, has now been put back to 2025.

A recent blow to a future boost in turnover was the removal of the Mini-Budget proposal to retain tax-free shopping, which had been long lobbied for and then cruelly snatched away in Jeremy Hunt's subsequent budget.

Another significant part of this turnover growth has been predicated on the Elizabeth Line. NWECC hopes that the Elizabeth Line impact will lead to around a 7% annual boost in the West End's annual performance.

It is now accepted by the NWECC that the present pavement width can well accommodate any increase in footfall the Elizabeth line may bring and that there is no need for road closures on Oxford Street. Indeed, Dee Corsi herself has told us that NWECC no longer has any wish to resurrect any pedestrianisation proposals and it is now accepted that a street stretching for a mile and a quarter needs to stay open to be serviced by buses, vans and taxis. This change in stance is most welcome.

Unfortunately, the NWECC also sees gains to be had from the relaxation of Sunday trading hours. This would remove the remaining half day a week respite that West End residents have from the otherwise constant shopping monolith. It has long been opposed by us on the grounds that if shops are not getting enough footfall on the six and half days that they already have, then the remaining half day is not going to make much difference.

Meanwhile the Christmas lights are all up on Oxford Street, Regent Street and Bond Street and hopefully the season will prove profitable for their members, even in the face of the cost of living and energy crisis.

## Garfield House Go Ahead

The proposed massive redevelopment of 86 -110 Edgware Road and 163-169 George Street came before the WCC planning committee last month. Kay Buxton from the Marble Arch BID spoke in support of the application, citing the economic benefits of the proposals.

Councillors agreed that the existing building is outdated and poor in design and is in need of regeneration. Cllr Bush praised 'The Hub' concept and welcomed a mixed-use scheme at this location. Cllr Butler-Thalassitis queried the lack of short-stay cycle parking. Both Cllr Bush and Cllr Shearer said that facade treatment was essential as part of the proposal.

All councillors voted to approve the application as listed below:

Development Site At 86-110 Edgware Road And 163-169, George Street

Part demolition and reconfiguration of lower ground floor, demolition of ground and upper floors, for redevelopment comprising lower ground, ground plus 6 storeys plus rooftop room, rooftop plant and equipment and single storey triangle building, for retail, food and beverage, indoor recreation and community use (Sui Generis) at ground floor level, Office (Class E) use at ground and upper floors, community (Class F2) /Office (Class E) use at lower ground floor and associated ancillary space. [Linked to development at 57-59 Gloucester Place RN 22/05362/FULL and 22/05363/LBC]

## The Marylebone Diary

November has been one of the busier months in the calendar, starting with the Howard De Walden and the Portman Estate Christmas Drinks, the WASF meeting in City Hall, to the Christmas Fair and lights, Thanksgiving and Remembrance Sunday, St Marylebone Society AGM, New West End Company Festive reception, the Marylebone Interfaith Service and of course our very own MA AGM.

Some highlights included meeting Santa! The HDW Christmas fair and lights is a very special event which brings all families together and creates a fabulous festive fun atmosphere, Ferne Cotton and The Lord Mayor of Westminster were special guests. Hats off to Annette Shiel and the team from HDW for organising the event.

At the St Marylebone Society AGM. Gaby Higgs, of the St Marylebone Society gave a fascinating talk on the history of the St Marylebone Society which dates back to 1948..

The historical drama, The Crown, television series was filmed for a week on Devonshire Street and Michael Caine was spotted in Cote Brasserie during a Marylebone Mums and Dads and MA families meeting.

### Rough Sleepers

An increase of rough sleepers in the area is evident. Many have mental health issues. We as a community are looking at ways in which we can help but some people unfortunately don't want it. Areas affected are Baker Street and Wigmore Street. Many of you will have noticed a man sitting on a chair on Wigmore Street in the rain. Businesses and residents don't know what to do to help him. The MPS Marylebone and ward Councillors have been made aware. Please visit [www.streetlink.org.uk](http://www.streetlink.org.uk)

### Waitrose

Many of you will be wondering why you can't find anything in Waitrose anymore. The government is introducing new rules from October for products containing high fat, sugar and salt. To prepare for this Waitrose staff have been moving things around and working hours of overtime to do so.

### Rubbish

It was great to see the WCC Recycling team out on Marylebone High Street during the week asking residents where the rubbish and fly tipping hotspots were. Many of you will have noticed a build up of both normal and recycling rubbish, even white goods and supermarket trolleys left around the streets of Marylebone. Collections have decreased and therefore rubbish piles have increased. The bins



on Blandford Street and Bryanston Square are constantly overflowing. Hotspots continue on the junction of Devonshire Street and Beaumont Street, outside Waitrose on the high street, New Cavendish Street and Devonshire Street.

### Baker Street and Marylebone area Consultations

The Portman Estate with the Baker Street Quarter Partnership have begun consultation and engagement with business and residents for their placemaking strategy and improvement of Baker Street and the surrounding areas. Last Sunday they set up a consultation station in Paddington Gardens asking families views on how to make the area better. This covers things such as local services, car parking, public spaces and greenery, community and cultural offer, the night time economy, how safe the area feels, the routes and modes people use to move around the area and where they avoid as well as the priorities around the climate emergency. Please visit the website [www.bakerstreetandmarylebonearea.co.uk](http://www.bakerstreetandmarylebonearea.co.uk) for more information.



### New Openings

We are pleased to welcome new Business Member, Mielo, who have just opened up in Paddington Street in the former premises of Zizzi. This is the new restaurant of Engin Servi, well known to us in Marylebone for his other restaurants, Ishtar in Crawford Street and Kibele in Great Portland Street.

Providing Mediterranean Cuisine, this is a great addition to the area and particularly nice to see an independent taking over the premises from a large chain.

Mielo is at 35 Paddington Street, W1U 4HQ. Telephone 07542 031 110

## Announcements

### Miracles in Marylebone

Miracles in Marylebone – give the gift of a merry miracle this Christmas.

This year, the gift of giving seems more important than ever in these trying times. St Marylebone Parish Church is partnering with the Harley Street Bid to spread some joy to those struggling in the St Marylebone Community. We are asking if you could support a local child or household by donating a toy or donating funds to provide some much-needed food and essentials to those who are struggling this Christmas.

Fr Stephen Hearn, Chaplain of St Marylebone says, "With the cost of living crisis it is going to be a difficult Christmas for many this year. Your monetary donations will be turned into merry miracles of toys and gift vouchers for food and essential items for the most vulnerable in our community"

These generous gifts will be delivered by Fr Stephen and his wonderful volunteer helpers in the week before Christmas. We are asking you to donate a toy at one of our drop-off points in the area – for more information click [here](#).

If you prefer to make a monetary donation you can do this by clicking on our special giving page [here](#) and making your donation online.

£15 spread joy, gift a toy

£25 essential care package for a local resident

£50 Christmas meal for a local family

You can donate until Monday 12th December. Please do spread the word far and wide, enabling us to support as many people as we can. It's a lovely way to share some festive joy.

This year, we will be helping children and families through local schools, youth groups, refugee programs, and those accessing support through local community services.

Thank you for your generosity

## Baker Street Quarter Raffle



This Christmas sees the return of our ever-popular Charity Raffle with some amazing prizes donated by a range of local businesses including a One Night Stay And Breakfast at Nobu Hotel – Portman Square, Overnight Stay & Dinner at Holmes Hotel and a Pair Of Tickets To A Show at Regent's Park Open Air Theatre to name a few.

We are asking for a donation of £5 per ticket and these can be arranged by emailing us at [events@bakerstreetq.co.uk](mailto:events@bakerstreetq.co.uk). This year all money raised is going to the Marylebone Project – a local charity which provides a life-changing, all-encompassing service for vulnerable homeless women, providing a safe environment in which to rebuild their lives.

## Covent Garden Carols

This year's Covent Garden Community Carol Service will be on Monday 5th December 2022, starting at the usual time of 6.30pm.

In keeping with tradition, St. Paul's church will be bathed in festive lighting to host us as we sing carols, listen to readings and are treated to performances.

And, as always, everyone is welcome to stay afterwards for food and drinks.

Please join us in what we think is the best possible start to the Christmas season.

There are more details at this link on [CGCA's website](#), where you can also find fliers / small posters to print off for your notice board. Or please let us know if you would like one of our volunteers to deliver any to you.

## Last Arriva Heritage Tour

Friday, 2nd Dec 2022. 10:00 am - 6:00 pm Free

Arriva London will be running a heritage bus along route 137 to mark the end of its ownership of heritage buses.

## Steam Train Event



A note that a steam train will pass around north London on the morning and evening of the 2nd December

The locomotive will leave King's Cross station at 8:55am and return later in the evening at 9:40pm.

Passing Finsbury Park at 9:03am, Potters Bar at 9:15am outbound.

The route will be confirmed closer to the date, but a good chance to watch a steam train from stations it'll pass through or from nearby bridges



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# Marylebone Events

## Celebrating Christmas in the community!

Join King Edward VII's Hospital for an evening of carols at St. Marylebone Parish Church to celebrate Christmas and raise money for a good cause.

Sir Derek Jacobi CBE, Victoria Smurfit and other special guests will be joining on the night for an evening of beautiful music and Christmas spirit.



### King Edward VII's Hospital – Celebrating Christmas

St Marylebone Parish Church, NW1 5LT  
13th December 2022 6.30pm

We are delighted that multi award-winning actors Sir Derek Jacobi CBE and Victoria Smurfit will be joining King Edward VII's Hospital Celebrating Christmas event at St Marylebone Parish Church on 13th December 2022 at 6.30pm.

Celebrating Christmas is a special evening of carols, readings and music with all proceeds going towards funding the Hospital's Centre for Veterans' Health ground-breaking Pain Management Programme and 100% Military Grants.

Tickets priced at £25 per person or £40 for two and include mulled wine and home-made mince pies. This promises to be a very special start to the Christmas period. Tickets available via [here](https://bit.ly/3DC2ZYq). <https://bit.ly/3DC2ZYq>

### Manchester Square Carols

Monday 12 December from 5.30 pm

The Chairman & Trustees of Manchester Square take great pleasure in inviting you to celebrate the Festive Season on Monday 12th December between 5.30 – 7.30 pm. Come and sing carols, around the beautiful tree, enjoy mulled wine, hot chocolate and mince pies – and maybe win a prize in the Tombola!

The entrance gate is opposite Hind Street and all proceeds will be donated to the Dementia Society.

Sunday 18 December – 6.00 pm

St Marylebone Church, 17 Marylebone Road, NW1 5LT

For anyone who missed the opportunity to sing carols in Manchester Square, another chance to do so at the beautiful and newly restored St Marylebone Parish Church. The annual traditional 'St Marylebone Village' service of Nine Lessons and Carols will be held on Sunday, 18th December at 6pm and everyone is invited. The Carol Service starts at 6.00 with refreshments afterwards in the Crypt.

### **The Wallace Collection Afternoon Tea**

Wednesday 14th December at 3 pm

The Wallace Collection, Hertford House, Manchester Square, W1U 3BN

Join us for our annual pre-Christmas afternoon tea in the lovely light filled courtyard surroundings of The Wallace Collection restaurant. The tea, to include a glass of Prosecco, will this year be at a cost of £38 per person including service and is payable on the day. Everybody is welcome but places do need to be booked. Please contact [lois.german@marylebone.org](mailto:lois.german@marylebone.org) or telephone on 0207 487 2706. ONLY A FEW PLACES REMAINING.

Optional Add On: Wednesday 14th December at 2 pm

For those booked for the Afternoon Tea (above) we are pleased to be able to offer an exciting free 'add on' – a private guided tour of the highlights of The Wallace Collection, before the tea, looking at some historic Porcelain, Old Master paintings and fabulous 18th century French Furniture. Our guide advises that "visiting a museum is good for your health!" The mini-tour will be available to a limited number of people also booked in for the afternoon tea who wish to be included. A FEW PLACES ONLY REMAINING.

## **Association Events**

PLANNED FUTURE EVENTS - Put in the diary now!

### **JANUARY DRINKS PARTY**

Thursday 26th January 2023 at 7pm

The Oriental Club, Stratford House, 11 Stratford Place, London, W1C 1ES.

We are delighted once again to be having our annual wine and canapés party in the elegant atmosphere of the Library at The Oriental Club. This Grade 1 listed private members club is one of the most impressive surviving examples of Georgian architecture in this part of London. All residential and business members are welcome with the opportunity to meet old friends and new, along with members of the Committee. We can look forward to a very enjoyable evening.

To reserve your place please email Lois German on [lois.german@marylebone.org](mailto:lois.german@marylebone.org) or telephone 0207 487 2706. The cost this year remains at £35 per head and payment details will be provided on booking. Please do book early as this event was well oversubscribed in January 2022.

## **REGULAR ASSOCIATION EVENTS**

### **BOOK CLUB**

Wednesday 7 December at 6.30 pm

The King's Head, Westmoreland Street, W1G 8PJ

'Portrait of a Marriage' by Nigel Nicolson and Vita Sackville-West

We meet on the first Wednesday of the month upstairs at The King's Head pub in Westmoreland Street and all book choices are available in paperback and on e-readers. We are always delighted to welcome new members so if you would like

readers. We are always delighted to welcome new members so, if you would like to join us, please contact Liz Queenan (liz.queenan@marylebone.org) or tel: 0207486 3709.

## **SCRABBLE CLUB**

December 2022

The Duke of Wellington, 54a Crawford Street, London W1H 2HQ

The Scrabble Club normally meets in the private dining-room at The Duke of Wellington pub in Crawford Street on the 2nd and 4th Tuesday of each month, from 5 until 7, with Scrabble sets and dictionaries provided – and all levels of players very welcome. However, PLEASE NOTE: The pub needs their dining room back – to cope with the pre-Christmas parties and revelry so there will be NO SCRABBLE in December. Back in January 2023, with the first meeting on January 10th. Anyone interested in joining and/or wanting further information should contact rosemary.forgan@marylebone.org or 0788 789 1977.

## **PUB EVENING**

Monday 19 December at 6.30 pm

The Larrik, 32 Crawford Place, London, W1H 5NN

Please note that for December the date is December 19th, changed from the usual 2nd Monday of the month (to avoid a clash with the Manchester Square Christmas event.) Continuing with our regular bi-monthly pub evenings at this cosy, warm and welcoming Gastro pub with great food, wines, beers and cocktails. Everybody is welcome so do come along whether you are a regular or new to our pub evenings, where you will be greeted by our hostess for the evening Ann Marie Johnson.

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*Mailing Address: Marylebone Association, 6 Wimple Street, London, W1G 8AL*

If you have news get in touch by emailing [news@marylebone.org](mailto:news@marylebone.org)

[Unsubscribe](#)