



# Marylebone Association

Newsletter May 2023

Dear {Contact\_First\_Name},

## The Coronation Plans



Plans are well advanced for the Coronation of King Charles III on the 6 May and given that the entire ceremony takes place within Westminster, the Council is heavily involved in the planning for the event, working alongside a range of partners.

WCC officers are also involved in the planning for all the related events around the Coronation and are preparing their plans to ensure the city is ready to welcome the many thousands of people who are expected to make their way into central London.

In addition to the main ceremonial event activity, the council will be supporting street parties throughout the city - and have waived fees regarding these activities. A screening will also be hosted at Paddington Recreation Ground.

Some of the Street parties in our area can be found under Events at the bottom of this Newsletter.

# The Coronation Route



The route that King Charles III will take to head to the Coronation at Westminster Abbey is a lot shorter than previous coronations. This means far fewer people will be able to crowd the route to see the royal heads in person. It is felt that with so many more people owning a television than at the time of the previous Coronation, there is less of a formal requirement for a long parade than previously.

The route will be basically from Buckingham Palace to Westminster Abbey via Trafalgar Square, and the same on the way back. By comparison, the route in 2023 is about a quarter of the route in 1953, which had included Regent's Street, Oxford Street and back past Hyde Park.

In another change to previous coronations, the King and Queen will not ride to Westminster Abbey in Gold State Coach, but will take the Diamond Jubilee State Coach, which is a modern coach built in 2012.

On the day, the King's Procession, accompanied by The Sovereign's Escort of the Household Cavalry, will depart from Buckingham Palace through the Centre Gate, and proceed down The Mall, passing through Admiralty Arch and south of King Charles I Island, down Whitehall to Parliament. The King's Procession will then travel around the east and south sides of Parliament Square to arrive at Westminster Abbey, where the Coronation Service will begin at 11am.

## Farmers Market likely to Stay on Aybrook Street







The Farmers Market has been operating on Moxon Street car park since 2003 (permissions were granted on a temporary annual basis). It relocated to the adjacent Aybrook Street in 2018 while the redevelopment of the previous car park site was undertaken.

The move of the market to Aybrook Street was only ever intended to be a temporary arrangement. At the time the overall redevelopment of the car park was considered it was intended that the Market would be able to go back into the area in a combination of the community space at the south-east corner of the site - the Market Hall, and in St Vincent Street and part of Cramer Street.

However over the years the Farmers Market has been successfully operating on the street and they have concluded that they would prefer to continue to trade there, rather than in the confines of an interior space. They therefore no longer wish to move to the new Market Hall area within the redeveloped site of Marylebone Square. This was specified to have fully openable facades to create a semi-enclosed space, and indeed, in spite of the long standing doubt over whether the market would ultimately end up there, they appear to have been already installed.

An application is now listed to be heard by WCC planning committee on the 2 May seeking permission to continue to operate the weekly Farmers Market on the same parts of Aybrook Street, Moxon Street and St Vincent Street as presently permitted.

This application is for a temporary period, until 14 September 2027. The submission indicates that the layout proposed would allow for 56 businesses to be positioned on the market.

On balance, the Association has opted to support this. This was not an entirely straight-forward decision, as aside from some disruption to residential amenity it does involve the loss of a number of resident parking spaces on Sundays and will include, once the development is finished, an active frontage on Aybrook Street which will have its own needs for access and may include cafes, etc that want tables and chairs on the footway where possible.

It will also include the access and egress from the remaining public off-street car parking spaces and the off-street parking associated with the residential units.

In all there are 4 objections to the continued siting of the market at Aybrook Street and 57 letters of support, including a petition with 97 signatures. A set of signed letters from various market stall holders from the market has also been received in support. The Ward Councillors for Marylebone have also submitted comments in support of the proposals.

The objections to this, cover both amenity grounds, in relation to the noise disturbance caused by the operation of the market, safety considerations from the Highways Department, and the loss of access and car parking this would entail.

However, as identified by the letters of support for the application, the market is a

However, as identified by the letters of support for the application, the market is a valued part of community life for our area, and beyond. Therefore, given the popularity of the Farmers Market and the fact that the street trading would free up the market hall for greater community use, the farmers market application would appear to be largely beneficial. At the same time it is recognised there is an issue with residential amenity on some of the surrounding buildings, but it is understood that certain measures are being discussed to help mitigate this.

The Farmers Market have set out how they intend to operate a vehicle marshalling scheme when the market is in operation, which would guide any vehicles through the market to the vehicle entrance of Marylebone Square, and again from this point to the exit of the market.

The Highways department had originally objected on safety grounds, but the applicant appears to have dealt with some of their concerns and “While creating a scenario where pedestrians and vehicles mix in this way is far from ideal, given the mitigation measures put forward by the applicant, it is not considered that permission could be withheld in this instance if these measures are secured by condition.”

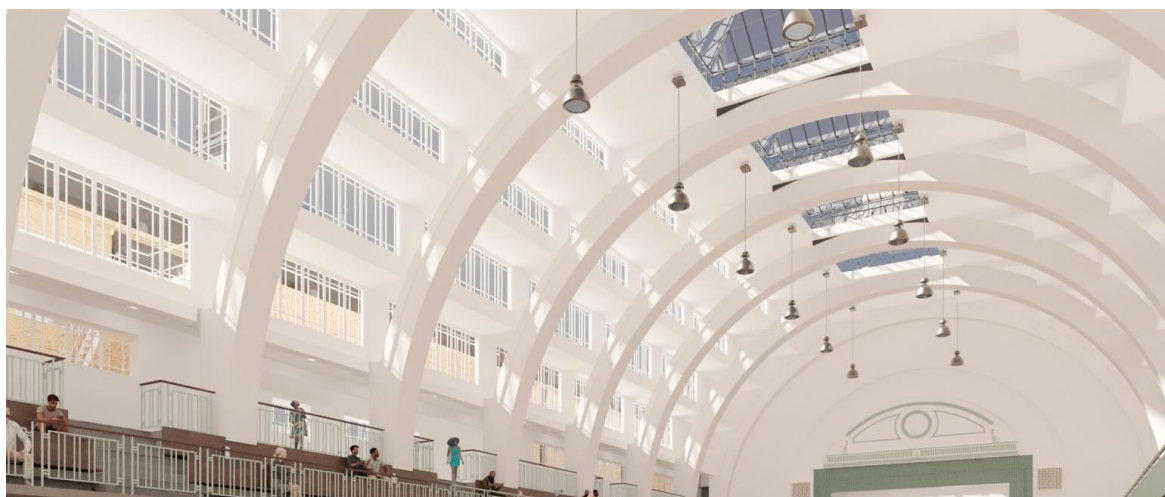
“The Highways Planning Manager understands the benefits of the market and the support it has. Given the low traffic flows that would be anticipated on a Sunday in this area and for the soon to be completed development, it may be suitable to allow the market to continue operating in the current location, provided that there are measures in place to ensure public safety.”

Accordingly, Planning Officers have reached the conclusion that “the principle of the market use in this location is acceptable and any possible negative impacts have been identified as being able to be suitably managed by way of condition.” It is therefore going to the Planning Committee with a recommendation to grant the application.

As before, the proposal is that the market will trade between 10.00am and 14.00pm on Sundays, with 2 hours of set up and clear up time either side of these hours.

There is a further application at the Marylebone Square redevelopment to amend that permission (RN: 22/04317/FULL) and to alter the use of the relevant part of the site that would have been used by the market. There are a number of unresolved issues here and opposition to the existing proposal to swap the community use into the basement. (reported on in some detail in previous newsletters) We therefore understand that this application, originally listed for the 2 May, is being considered separately at a later date.

## Seymour Centre: Planning Application In







Westminster City Council has finally submitted their planning application and Listed Building Consent application for the refurbishment of the Seymour Centre. Over the last two years the council has engaged with many groups through a series of events and surveys. Since 2021, the council officers have spoken to more than 500 local people and received more than 800 survey responses.

Some elements of the project have been altered as a result; as previously reported, the pool will retain its full size. and all changing rooms will be improved and modernised with new male, female, gender neutral and accessible changing areas provided.

At the Marylebone Forum AGM (reported on below) there was a presentation on the Seymour Centre redevelopment from the lead council official, Claire Nangle, Head of Capital Programmes at Westminster City Council.

The Seymour Centre is to become a “multi-functional hub of services”, including a permanent home for the library with a dedicated children's section; a cafe; a family zone including buggy storage; home to various council services- and a flexible community space. And, of course, the leisure centre offer will be maintained with refurbishments to the pool and changing facilities etc.

One aspect, previously included in council communications, but now yet to be resolved, is the relocation of registrar services from Harrow Road (it was confirmed that the Marylebone Town Hall registry office will remain in operation).

The planning application was submitted 27 March and validated quickly by the council's processes: <https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.d?keyVal=RS6EYYRPIDQ00&activeTab=summary>

At the time of this application, facilities management, i.e. those who will have operational control of the refurbished building (when Seymour becomes much more than a leisure centre) is as yet, undecided. This will be important for those residents living nearby who might have concerns about safety or security of the premises or issues of noise or waste management on the site. At present, it is clear that Everyone Active is the tenant, but, should WCC renew their contract, they might be regarded as just one of many stakeholders on-site.

The facility will close for approximately two years; re-opening is scheduled for "early 2026". Existing leisure centre users will be given advice about using alternative facilities in the intervening period.

In Q&A, concerns were raised that nothing in the presentation focused on our older, often isolated residents in Marylebone who seemed, therefore, a forgotten demographic, whereas families had done well to secure much needed facilities relevant to their needs. Another concern raised was older folk, currently able to get to the library's present location, will struggle to utilise a facility so much further away.

Claire Nangle advised that council social services teams were keen to be present within the redeveloped "hub" and that the cafe, quiet seating areas and community rooms would provide ample spaces for older residents to be included. The greater distance to reach the library created for some residents was regrettable, but the new location placed the facility within easier reach for other residents.

In relation to queries over the Moxon Street site - many residents still saw this as

the optimal location for the library - Claire noted that WCC had made a long-standing commitment since 2015 to Seymour being the home for the new library. The hub approach had also provided evidence at other sites of an increased footfall and use of library services.

Our MA Planning Committee also have several serious concerns about the proposals as submitted, running through from sustainability and energy to design and the heritage aspects of the building. It is understood that the application seeks to create an extremely important public building for the future of our neighbourhood. Unfortunately it shows a notable lack of ambition, together with an apparent lack of understanding of the potential of a building project such as this. A full list of the MA planning committee concerns can be found [here](#).

## Marylebone Forum AGM



This took place in St. Marylebone Parish Church on 18th April. The Marylebone Forum is one of 17 forums within the City of Westminster. Formed in 2015, it is the largest, both geographically and by population. The forum steering committee comprises 50% resident and 50% non-resident representation, and seeks to reflect the interests of all those living, working or learning in Marylebone as well as being cognisant of its attractiveness to visitors.

The Forum AGM saw a good turnout of councillors: Cllr Barbara Arzymanow

from Marylebone Ward, Cllr Patrick Lilley from West End Ward and Cllr Paul Swaddle from Regent's Park Ward. In addition, two cabinet members attended- Cllr Geoff Barraclough (Cabinet Member for Planning and Economic Development) and Cllr Paul Dimoldenberg, (Cabinet Member for City Management and Air Quality).

The guest speaker at the AGM was Claire Nangle from Westminster City Council, who updated AGM attendees on the Seymour Leisure Centre project. This is included in a separate section within this newsletter.

The Marylebone Forum continues to work on developing a neighbourhood plan guided by four agreed priorities entitled: Sustainable Marylebone, Growth and the future of Marylebone, Enhancing Experience and Celebrating Marylebone's Heritage. Andrea Merrington of the Howard de Walden Estate and Kay Buxton from the Marble Arch London Business Improvement District (BID) outlined progress on this fundamental piece of work.

A key activity of the Forum is interest in how the Community Infrastructure Levy (CIL) - a charge levied by the council on developers - is spent across the



neighbourhood. Sarah Buttleman, who has lived and worked in Marylebone for many years, detailed how this worked and the projects that had been supported by it thus far. The council was now more proactive in spending CIL receipts with the forum as an element of its consultation.

To date approximately £900,000 has been spent on CIL projects within the forum area including applications from St Marylebone church and the Bridge school. Opportunities are being explored for Paddington Street Gardens, the Moxon Street community space and on Edgware Road.

The Rev. Stephen Evans undertook a vivid presentation on the history of St Marylebone Parish Church, the background to its development and the recent series of major restoration projects undertaken including the roof, the ceiling, new access arrangements and new WC facilities. CIL had provided an element of the funding.

Sheila D'Souza, a Resident Committee Member, provided an update on the status of air quality in the forum area and recent initiatives to improve the available information. Evidence gathered had confirmed the high levels of NO<sub>2</sub> and PM<sub>2.5</sub> pollution, particularly adjacent to major roads. Six new sensors - again, with CIL underpinning - had been located by the City Council within the area adjacent to schools. Sheila credited the work of councillors of the Marylebone and Regent's Park wards, particularly Cllr Arzymanow in establishing this secondary monitoring network.

In a Q&A session, a resident asked what was happening with regards to the community space allocated as part of the residential development on the old Moxon Street car park. The Forum Chair, Yael Saunders, advised that the developer had applied for changes to the planning permission since the Farmers' Market had concluded its operation was best-placed by remaining on the street. This is a position that appeared to attract widespread community support. One local school adjacent to the site had an existing interest in the lower ground space as a result of dialogue with the developer.

Cllr Barraclough indicated that a compromise on maintaining the Farmers' Market presence on Aybrook Street was in sight. It was noted, in further discussion, that CIL funding could be utilised for the fit out of the internal community space, but the utilisation of the space itself, in particular, that on the ground floor still appears, as yet, unresolved.

## A Walk in the Park?





A [petition](#) has been started by Marco Toschetti to turn Paddington Street Gardens North into an “official dog park” for our four legged friends to exercise off-leash. You can read all about the 10 advantages of the proposal [here](#).

The Marylebone Association has not been approached about this idea, however firstly, it would require a change of the byelaws and the approval of the Church, the ultimate owner of the burial grounds in which the gardens are located.

There are other concerns too - we understand from the Council’s experience of other dog runs in the borough is that “eventually the grass will break down from wear and tear and dog urine. This would turn into a muddy area and it would be impossible to establish new turf or grass seed due to the change in PH in the soil.”

To understand the issues that the Church and the Council may have with this idea see the pictures on [TheLonDog website](#).

The Revd Canon Dr Stephen Evans has pointed out to the organisers of this petition “There is already a group of local stakeholders meeting to discuss the future of all the open spaces under Faculty Jurisdiction (but cared for by WCC) in St Marylebone: Paddington Street Gardens North and South, the Church Garden and the Old Church Memorial Garden. This group includes WCC councillors and officers, the local BIDs, the two great Estates, residents and others.”

## M&S Decision Postponed to July



How serious is the Government about Retrofit in place of Demolition?

Obviously they are not too certain at present as Secretary of State Michael Gove continues to dither on the conundrum of the M&S Oxford Street application.

Their attempt to bulldoze their 1929 flagship store, arguing it was 'no longer fit for purpose', was frustrated last year when WCC’s decision to allow this was ‘called in’ for review by the Department for Levelling Up, Housing & Communities (DLUHC). The result was a two-week-long planning inquiry, which ended last November and saw M&S pitted against SAVE Britain’s Heritage. A decision had been expected to be issued this week at the latest, but has now been postponed until July.

It appears that the Government is less taxed about the demolition of another heritage asset than the potential release of 39,500 tonnes of embodied carbon into the atmosphere caused by the construction of the proposed 10 storey



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replacement. A decision to allow this could undermine their credibility with regard to achieving a net zero carbon target.

This case appears to have become a litmus test as to whether developers continue to knock buildings down with impunity in the West End. Is the party over- or will it be business as usual? A lot of people, not least those in WCC, are looking to this decision to see which way the wind is currently blowing.

The decision is obviously finally balanced - as if its plans are rejected, M&S has vowed to abandon its Oxford Street flagship store - and it could have further repercussions for other M&S stores in the north which feature in the governments levelling up agenda.

A tricky one then for Mr Gove, as whatever way he lands on this he will be upsetting quite a few people.

## 6pm to 6am Economy for the West End?

The Heart of London Business Alliance, a business improvement district covering Leicester Square, Piccadilly and St James wants to see the thriving entertainment industry there carry on through the night.

It is worried that the West End's £14 Billion sector is still lagging slightly behind pre-pandemic levels. They also suggest changing St Martins Lane into a pedestrian priority street with timed vehicular access as well as a major overhaul of shop frontages may help to improve revenue.

Their proposed Evening and Night-time Economy Strategy, Vision and Action Plan looks to "make the West End more inclusive, safe, accessible, attractive, and dynamic between the hours of 6pm and 6am".

The strategy, in collaboration with urban design practice Publica, is accompanied by an economic analysis conducted by Arup. HOLBA says the report shows that the West End economy is struggling to recover from the Pandemic.

Ros Morgan, chief executive of HOLBA, said: "The need for a coherent evening and night-time strategy has never been greater and will enable the West End to reach its full potential as a world-leading 24/7 city. This strategy is the first strategy of its kind for the West End and looks beyond the obvious, beyond a single industry or sector and beyond the day-to-day challenges of a city after dark. Instead, it elevates the conversation to look at the potential value of the evening and night-time economy to London's West End"

The report outlines no less than a 77-step action plan set across five key objectives which include increased diversification of experiences and uses running through the night.

Although the document isn't clear, this almost definitely means later licensing hours and increased activity with the property companies taking over more of the public realm for their own commercial activity.

HOLBA has, according to the Soho Society, consulted residents on two occasions, but few of the concerns raised (such as noise and crime) appear to have made it into the document.

Noise levels in Soho at night have been measured as well above the WHO guidelines - this would be highly relevant, one would have thought, to plans aiming to increase night time activity in the area to 24 hours a day. The council's own plans to measure noise levels, nuisance and the health impact of sleep

deprivation in Soho have yet to bear fruit.

On 28 March 2023 HOLBA held a drinks party at which the minister, the night czar Amy Lane, and Westminster Cllr for the night time economy and mental health, Iman Less all spoke about the proposed strategy. There was no opportunity for questions. While it is to be hoped that WCC itself will consult on these proposals it is of concern that at present they appear to already have indicated support at this stage.

To quote a recent Westminster Amenity Society Forum discussion document: "It is in our view a mistake for consultations performed by property companies or their representatives who face a significant financial conflict to be given much weight by the council. Such consultations can never be a replacement for effective consultation by the council itself."

## Westminster Officer Took Bribes

BBC News reports that a Metropolitan Police officer who policed West End bars and nightclubs took bribes including escort services and a £7,000 family trip to Morocco.

He worked in the Westminster Licensing Unit and was responsible for consulting with the local authority over applications for licensed premises and supervising venues to ensure they were complying with conditions.

Between 2013 and 2015, then-sergeant Frank Partridge "nurtured" relationships "for his own benefit", according to the prosecution service. He has admitted three counts of bribery but denies a further eight charges of conspiracy to commit bribery and five of bribery. Partridge left the Met in 2016.

The jury was told he accepted tickets to see heavy metal band Metallica, a trip to watch Manchester United and money for renovation work at his home.

## McDonalds to Appeal

At the Westminster Licensing Committee on the 9th March this year McDonald's applied for an extension of the hours to allow the premises to operate 24hrs/7days a week. As previously reported, this was refused and they have now appealed against the decision.

Mr Richard Brown (Westminster's Licensing Project (CAB) represented the Harrowby and District Residents Association and the Marylebone Association at the application and has given the following advice:

"The appeal will be a rehearing in the Magistrate's Court which can include new/other evidence which was not heard by the Committee. This can include statements from residents who did not object the first time around, or more recent examples of ASB/crime/nuisance which can be linked on the balance of probabilities to McDonald's."

The Council is actually the respondent to the appeal so it is up to them what evidence to adduce. We suggest that if there are others who wish to make statements that this is made known to WCC.



# Oxford Street - 39% Decrease in Rates



Findings from JDM Retail, on the forthcoming government's upcoming rates revaluation show who the winners and losers are likely to be. Overall, rateable values for retail properties in London are predicted to fall by just over 8%. London is set to contribute 28% of total business rates paid by shops, restaurants and cafés, pubs and wine bars and markets. However, the capital only comprises 17% of total properties.

It appears that emerging shopping streets in central London are among the locations that will bear the brunt of the rate shake-up. Oxford Street will post a 39% decrease, while on Regent Street rates are forecast to come down by 30%. Out of the “ORB” retail street trio, Bond Street will see the smallest reduction, with RV's on Old Bond Street to fall by 11%. Overall in the West End rateable values are expected to fall by 17% to £1.2billion across all retail types.

But there are areas in Central London pockets that will see increases. Albemarle Street W1, will be hardest hit, with a 36% rise in rateable values. Other notable increases include Savile Row (8%) and Piccadilly (6%). In outer London, gentrifying neighbourhoods such as Brixton, Dalston, Hackney and Streatham are set to see an increase in rateable values, while much of west and south-west London – which traditionally command high rents – will post reductions.

## Paris Bans e-Scooters

Parisians have voted to rid the streets of the French capital of rental electric scooters, with an overwhelming 90% of votes cast supporting a ban. The vote was non-binding but city authorities have vowed to follow the result.

Paris introduced e-scooters in 2018 as the city's authorities sought to promote non-polluting forms of urban transport and now has almost 15,000 e-scooters across its streets.

But as the two-wheeled vehicles grew in popularity, especially among young people, so did the number of accidents: in 2022, three people died and 459 were injured in e-scooter accidents in Paris. Also many Parisians complain that e-scooters are an eyesore and a traffic menace, and the micro-vehicles have been involved in hundreds of accidents. The vehicles are also often banhazardly

involved in hundreds of accidents. The vehicles are also often haphazardly parked or thrown into the River Seine

Paris's mayor, Anne Hidalgo, has promoted cycling and bike-sharing but supported a ban on e-scooters. She hailed the vote as a success and repeated her vow to respect the outcome of the consultative referendum. The voters' "very clear message now becomes our guide", she said. "With my team, we'll follow up on their decision as I had pledged."

We, of course, are familiar with many of the complaints levelled against the e-scooter schemes in Paris- as presently Westminster Council, together with a number of other London boroughs are trialling e-scooter rental. So far they are equally unpopular with residents here, they appear to be the vehicle of choice with which to conduct street robberies, they are randomly dumped and often driven dangerously.

Perhaps it is time to follow the French and lobby for a referendum on them in London?

## New Cargo Bike Delivery Hubs



The logistics hub has been set up by Westminster City Council in partnership with Cross River Partnership (CRP) and is based in the Q-Park car park just around the corner from Victoria coach station.

The micro-hub will act as a step for consolidating deliveries, bulk-buying, and a place to sort deliveries, and it's estimated that cargo e-bikes will deliver about 2,000 parcels a day.

Delivery Mates, the company appointed to run the hub, will receive goods on electric vehicles at the micro logistics hub and then deliver them on electric cargo bikes to the local area.

At present this is on a 6-month trial, part of the DEFRA-funded Clean Air Logistics for London (CALL) programme, which aims to move more freight into London via river rather than road, supported by zero emission delivery methods and micro logistics hubs in Central London.



## News from Nickie Aiken MP

Our local MP is getting hot on crime, an update on her latest campaign below:

I know from speaking to so many residents that there are concerns about rising levels of crime and antisocial behaviour. It is clear that there is growing frustration regarding ongoing drug dealing, open drug taking, street robbery, aggressive begging and people defecating and urinating in public.

In response to these concerns I launched my Policing and Crime Survey late last year and have been gathering data and information to give me a better understanding about what is really happening on our streets and estates. I am very grateful to the thousands of people who returned the survey. Their message was clear - you want to see more officers on the street and action taken by both the police and Westminster City Council to address crime and anti-social behaviour and take a zero tolerance approach to such activity.

The findings echo the conversations I have been having with local people, businesses and residents' associations. In response I have produced My Five Point Plan to help address crime and anti-social behaviour in south Westminster. I have enclosed a copy of this Plan. The Five Points are in summary:

Increase police presence across our neighbourhoods - I hope we will see more officers on the beat and a doubling down on a zero-tolerance approach to street crime and anti-social behaviour to ensure that the police presence is felt, not just seen.

Re-introduce estate wardens to tackle anti-social behaviour - I am calling on the Police to re-introduce these, as not only did they look for fly-tipping, graffiti etc on our streets but they worked with the council and police on intelligence-gathering

Enforce a zero-tolerance policy on marijuana smoking in public spaces - This will include a two-strikes-and-you're-out approach to residents to stop people from smoking in their homes

Re-establish the Integrated Street Engagement Unit to tackle begging and ASB - I know from my time as Leader of the Council how incredible this team's work was in supporting the most vulnerable people in our society, so I am urging Westminster City Council to bring it back

Create a single Borough Police Commander for Westminster - This will ensure our borough commander is laser-focused on tackling crime

The plan is a start which I hope will focus minds. I would be grateful if you could share the plan with your members and I would appreciate thoughts and feedback from yourself and your neighbours. If you do have any comments my email is [nickie.aiken.mp@parliament.uk](mailto:nickie.aiken.mp@parliament.uk)

I am committed to working with the police and the local council to achieve the objectives set out in My Five Point Plan and to ensure that our special part of the capital is a safer place to live, work and visit.

*Nickie Aiken MP*

Member of Parliament for the Cities of London and Westminster

## London's Most Expensive House?



Knight Frank and Beauchamp Estates have been appointed to handle the sale of a Regent Park mansion which has been put on the market at a price rumoured to be in the region of £250 million.

Prince Abdullah bin Khalid bin Sultan al Saud, a member of the Saudi royal family, is one of the beneficial owners, along with other family members. The mansion is being sold by receivers after a loan secured against the property in the region of £150 million expired, according to the Financial Times.

The Holme is set in 4 Acres of Regents Park situated on the Inner Circle. It was built in 1818 and has a 4-acre garden overlooking a lake.

The mansion was originally constructed as the home of one of London's great property developers, James Burton, who built many of London's most famous streets and squares. Those include Bloomsbury Square and York Terrace. In 1966 the architectural critic Ian Nairn wrote of the house, "If you want a definition of western civilization in a single view, then here it is".

London's currently most expensive mansion at Rutland Gate overlooking Hyde Park is owned by Evergrande owner Hui Ka Ya and was purchased for £210 million.

## Speak at Council Meetings?

WCC is looking at ways to enable greater and more flexible public participation in council meetings, and making them more responsive to community concerns.

The Governance and Councillor Liaison team, and the legal team who oversee the constitution including Standing Orders for council meetings, have met to exchange ideas and proposals, and weigh up the practical implications.

One of the suggestions they are weighing up apparently is to allow members of the public to speak at council meetings. How the pendulum turns- considering that up to a few years they were not even permitted to speak at planning committee meetings.

## Short Lets Move

## SHORT LETS MOVE

We are pleased to see that Council Leader Adam Hugg recently turned his attention to unacceptable state of short lets in Westminster:

“In Westminster, short-term lets have been widely abused - when you have one residential block renting out more rooms than the Ritz every night, you know the system needs reform.”

He pointed out that Westminster is home to more short term lets than any other part of the country, and said that Westminster Council is ready to set up and lead on a new registration system.

Westminster City Council has however run a long-running campaign to introduce controls on short-term lets in London. Indeed many attempts have been made over the last 10 years to get the system under control and it has long since become obvious that nothing will really change without intervention at central government level.

Recent comments from Michael Gove, coupled with legal moves in the House of Lords have now given the council reason to believe that they are at last in sight of getting the powers they need in the form of a new letting registration system

As they say -this would be a huge relief to local people whose lives can be made a misery by non-stop partying, dumped rubbish and anti-social behaviour.

## ULEZ Challenge

The war of words between outer London Liberal and Tory boroughs and the Mayor was a common theme of Ken Livingstone's mayoralty and it looks set to make a return with the planned Ultra Low Emission Zone expansion. Harrow, Hillingdon, Croydon, Sutton, Bromley, Bexley, Havering and Kingston have all expressed they are willing to fight City Hall over the Ulez.

Expanding the scheme to the suburbs requires installing 2,750 enforcement cameras that read number plates to check non-compliant vehicles- and this requires cooperation from the various London Boroughs.

Sutton and Harrow, confirmed they will refuse to sign the “section 8” agreements to allow TfL to install the cameras on roads under council control, which could delay the rollout.

Others are pushing for more time to allow all residents to upgrade their cars to be compliant, arguing outer boroughs have better air quality than some central London areas added to the Ulez in 2019.

However, Mayor Sadiq Khan said: “We cannot delay. Londoners' lives depend on urgent action to clean up the air.” He told Mayor's Question Time that he was “confident” the expansion would proceed on August 29. He said it was a “critical step” in tackling the “triple challenges” of air pollution, climate change and congestion.

However Mayor Khan's has previously been “confident” about other unpopular policies that he has attempted to push through and come unstuck, so this would not be the first time one of his schemes gets delayed - or even dropped.

## 40% Drop in Rental Properties



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London's young families are being priced out of the capital's housing market, with the largest decline in 25-39 year olds of any region in the UK. with a forty per cent drop in available rental properties since 2018.

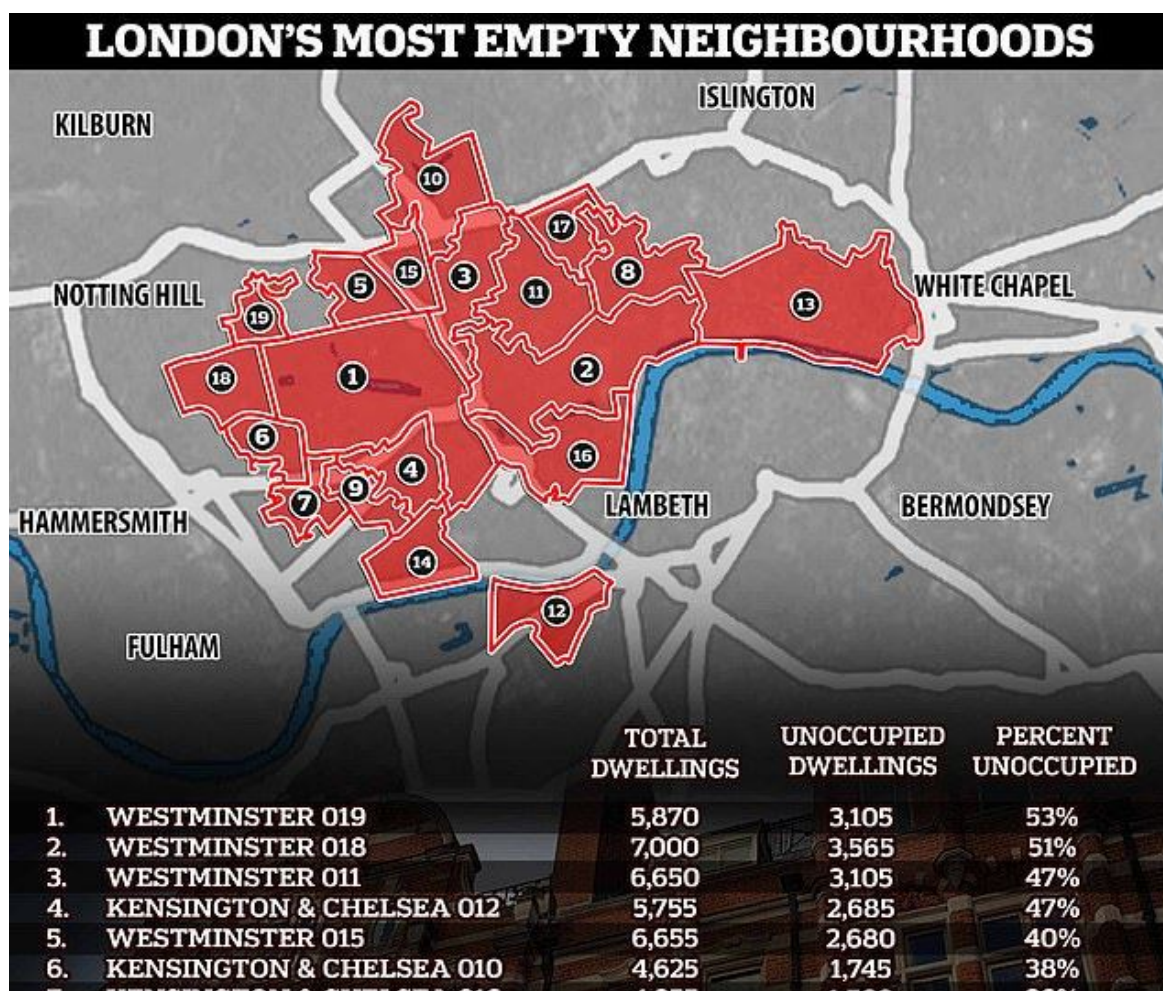
For renters, there are 40 per cent fewer properties available for new tenants in London compared with five years ago, according to Zoopla. The crunch has been especially vicious in the last year, as the brief pandemic-induced bump in supply rapidly swung back. Prospective tenants are facing 15 per cent year-on-year increases in rent, compared with 9 per cent in the rest of the country.

London's young families have been particularly affected and are being priced out of the capital's housing market, with the largest decline in 25-39 year olds of any region in the UK.

The mass exodus of young people - estimated at 82,000 - has resulted in primary school closures and an 8 per cent decline in nursery and Year 1 enrolments since 2016.

According to Hamptons International close to 100,000 renters left London in 2022, the most in more than a decade and more than double the amount that departed the city in 2012. And it is clear that the cost of renting is the main reason people are leaving: only 22% of those who left did so for work reasons. Given the average rent paid for a newly let home in London rose 9.1% year-on-year to £2,141 in January, this cannot be a surprise.

## Ghost Town?



7.	KENSINGTON & CHELSEA 018	4,335	1,580	36%
8.	CAMDEN 028	4,785	1,685	35%
9.	KENSINGTON & CHELSEA 014	4,685	1,640	35%
10.	WESTMINSTER 008	4,600	1,590	35%
11.	WESTMINSTER 013	6,435	2,180	34%
12.	WANDSWORTH 038	6,130	2,025	33%
13.	CITY OF LONDON 001	7,325	2,410	33%
14.	KENSINGTON & CHELSEA 018	4,335	1,415	33%
15.	WESTMINSTER 012	5,460	1,745	32%
16.	WESTMINSTER 020	5,610	1,685	30%
17.	CAMDEN 026	3,005	895	30%
18.	KENSINGTON & CHELSEA 008	4,600	1,265	28%
19.	WESTMINSTER 017	5,750	1,545	27%

New research has found that neighbourhoods in Westminster, Kensington and Chelsea have more than half of their residential properties left vacant.

The City of London and Westminster had the highest levels of unoccupied homes, while Lambeth was found to have the lowest rates at just 8.27 per cent. Local residents in some of the capital's most affluent areas have complained that new luxury apartment blocks have remained unoccupied for years.

## Crime in Marylebone

The MA attended the Safer Neighbourhood Panel meeting for Marylebone High Street and Oxford Market/Cavendish Square. Officers discussed recent crime statistics which continue to rise and they also highlighted three ward priorities.

The first priority is to reduce robbery and theft snatch in Marylebone. The second priority is to reduce ASB caused by illegal use of e-scooters and similar vehicle offences. Lastly, officers are working with local businesses to reduce theft and encourage businesses to report robberies so repeat offenders can be targeted.

In Marylebone there were 341 crimes reported in March 2023 which was an increase of 12.9% from the previous month. Detailed crime statistics for your postcode can be found on the Metropolitan Police website ([www.met.police.uk](http://www.met.police.uk)).

## A Resident Writes







This month's readers contribution raises an issue of concern to many:

I want to raise a question about the abuse of our pavements and traffic signals by cyclists and scooter riders. Red lights do not seem to apply to so many and even when the pedestrian lights are green they continue to drive through you. This is getting incredibly dangerous and it will not be long before there is a fatal accident especially with heavier and heavier electric bikes abusing the rules of the road.

In addition I wanted to raise the issue of rental bikes/scooters, not the Santander scheme, but those that have no forced return parking bay who litter and block our pavements on a daily basis. On Portman Close where we live there have been recent occasions where six bikes have been parked on the narrow pavement forcing us into the road.

I have not seen any enforcement action by the police and I was wondering what, if any, conversations the forum was having with the police on these matters.

## The Marylebone Diary



Easter, Ramadan, Passover and Vaisakhi- all converged in the month of April.

Whilst each is different, together they brought a mixture of time for reflection, time for celebration and, most importantly, time for different Marylebone families and communities to come together. With school holidays and cold weather many of us will be happy that the month slipped by very quickly.

As we head into a bank holiday heavy May, the pace is unlikely to slow. However, with better weather on the way and a coronation to celebrate there is a lot to look



with better weather on the way and a celebration to celebrate there is a lot to look forward to.

The Marylebone Forum AGM took place mid-April. It was a great event and we enjoyed hearing about the extensive restoration works and improvements to the St Marylebone church and the CIL money used for Air Quality monitors.

Many Marylebone mums, dads and children took part in the recent Hyde Park 5k Run to raise money for the Lady Garden charity which raises awareness and funding for women's gynaecological cancers. It was a fantastic event for an amazing cause. Congratulations to all who took part!

It was great to hear about the new Greening Westminster programme which is being launched by Westminster Council to provide tools and funding to create more communal green spaces in our community. The MA is passionate about these precious spaces (whether creating new ones or preserving those that already exist), so this is very welcome.

Anyone walking up the high street recently will have done a double take on seeing a sign for the new restaurant Carlotta which has taken over the space that used to be occupied by the much-missed Natural Kitchen. This is the fifth restaurant to be opened by Big Mamma Group and is styled as an 'intimate trattoria'. The restaurant's soft opening is on the 1st May and can be booked from 12th May. The MA will report back as soon as it can!

At the same time, close by Marylebone stalwart Fischer's, appears to have become a celebrity hangout this month with Helena Bonham Carter, David Mitchell, Charles Dance, Derek Jacobi and Don Warrington all being spotted enjoying its timeless Viennese menu.

A question we are frequently asked - is there any news of a replacement Post Office on Marylebone High Street yet? Sadly, we have had no positive news on the subject but will continue to press the issue

## New Business Member



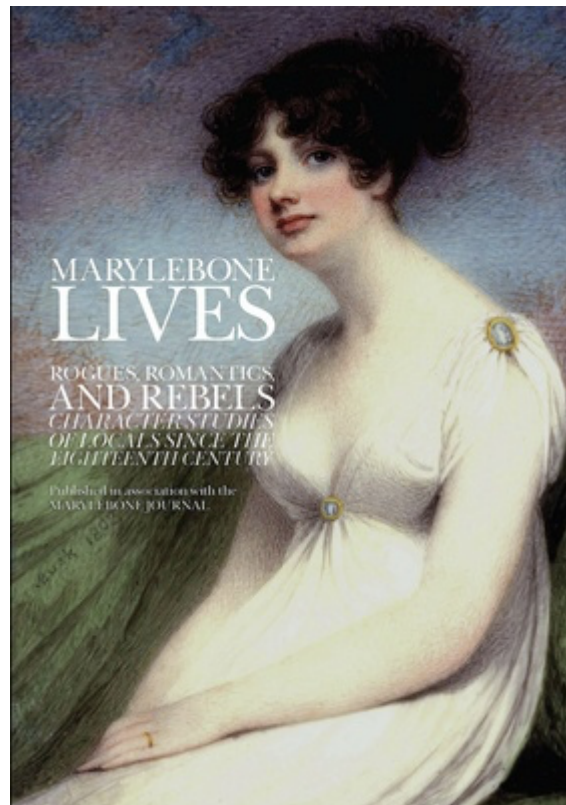
### **HEAR ME LONDON**

83-87 Crawford Street, Marylebone, London, W1H 2HB

We are delighted to welcome Hear Me London as new members. Mark Edgar RHAD MSHAA has worked in Audiology for almost 2 decades. Specialist in wax removal using Micro-Suction and all styles and manufacturers of hearing aids. Offering the most competitive prices in London

# Announcements

## Marylebone Lives



A book on rogues, romantics and rebels - character studies of locals since the eighteenth century

Edited by Carl Upsall and Mark Riddaway

Marylebone has been home to its fair share of rogues, villains and eccentrics, and their stories are told here. Over the past 10 years the Marylebone Journal has printed historical essays on the people, places, and events that have helped shape the character of the area.

The authors also want to remind the reader that alongside the glamour of Society, there has also been hardship and squalor in the parish, as was graphically illustrated in Charles Booth's poverty maps of London in 1889.

Some are commemorated with a blue plaque, but many are not. This is not a check-list of the grandees of Marylebone, though plenty appear in these pages.

The essays have been grouped into themes of: history, politicians and warriors, culture and sport (from pop music and television to high art), love and marriage (stories from romance to acrimonious divorce), criminals, science and medicine, buildings and places, and the mad bad and dangerous to know – those whose stories don't fit a convenient box but are too good not to tell.

About the editors: Mark Riddaway has been editor of the Marylebone Journal from the start in 2005. Carl Upsall has lived in Marylebone since 1999, and was chairman of the Marylebone Association from 2007 to 2010.

Chairman of the Marylebone Association from 2007 to 2010.

Published in association with the Marylebone Journal and the Howard de Walden Estate

The discount code MA£10 does what it says! £10 for the book for members of the Marylebone Association. No end date

## St Marylebone Celebrates



You are invited to attend an evening of Celebration on the 25th May with music from the Choir of St Marylebone Parish Church celebrating the opening of the St Marylebone Art Space.

See details above. RSVP to: [ashleynixon@stmarylebone.org](mailto:ashleynixon@stmarylebone.org)

## St Marylebone Festival





cultural heritage

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Opera

Music Concerts

Lectures

Come and Sing

Film Screenings

**3rd May:** J.M.W Turner Lecture (Free)

**16th May:** Film Screening, *The Life and Death of Colonel Blimp* (1943)

**27th May:** Come and Sing - Stainer's *Crucifixion*

**30th May:** Film Screening, *Black Narcissus* (1947)

**7th June:** Elizabeth Garrett-Anderson Lecture (Free)

**24th June:** Debussy and Wagner - Music of Transcendence

**8th July:** *Mansfield Park* with Waterperry Opera Festival

For more information visit:  
<https://stmarylebone.org/visit/st-marylebone-festival/>  
or scan the QR code



## Silver Sunday



***"A regular guest told us that she always looked forward to receiving our invitation. A first-time guest told us with tears in her eyes, that she had not realised how lonely she was."***

*Silver Sunday Host*

Can you help tackle loneliness and be part of the country's biggest celebration of older people?

You can - by taking part in Silver Sunday and putting on a free event or activity welcoming older people this October.

Silver Sunday is the UK's national day for older people. The day is always on the first weekend of October, which this year coincides with the United Nations International Day of Older Persons and Grandparents Day. This year Silver Sunday takes place on 1st October 2023. As a Sunday doesn't necessarily suit everyone, we also encourage people to put on events in the week before or after Silver Sunday itself.

After the devastating impact of the pandemic, with more than 4 million people aged over 65 reporting that they feel lonely, plus rising fuel and living costs, we believe it is more vital than ever to support older people, in particular those who might be vulnerable, isolated or chronically lonely.

In 2022 we had over 1,000 Silver Sunday events nationwide with over 50,000 older people participating across the UK. Our ambition for 2023 is to double this

older people participating across the UK. Our ambition for 2020 is to double this, but we need your help. There are two main ways you can take part:

Can you Host a special event for older people in October?

It could be a free tea party, coffee morning or musical performance – the possibilities are endless. It just needs to be free, fun, and social. You can see some more ideas here. If you already host regular activities which welcome older people, you can include those too! We would love to see you on our national map of events.

If so: Lucinda Hurrey Marketing & Project Officer

Office hours: Monday, Wednesday, Thursday and Friday 9am-3pm, Tuesday 9.30-4.30pm  
tel: 07890 380 238  
lhurrey@silversunday.org.uk  
silversunday.org.uk

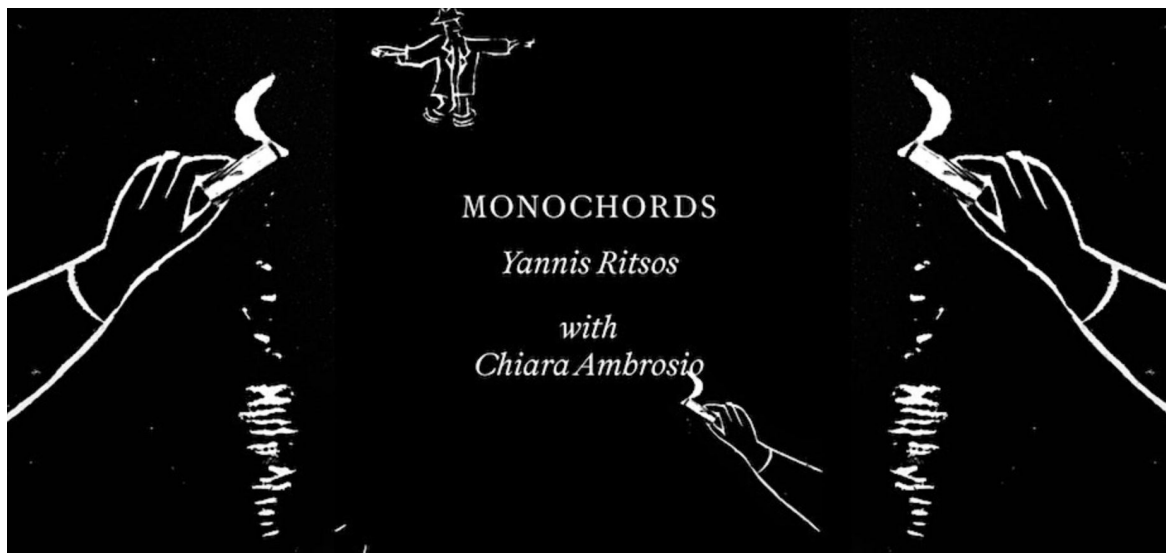
## John Villers

John Villiers passed away after a long illness last week.

A leading light of the St John's Wood Society's planning committee for many years and well known and respected by many of those in the wider group of Westminster Amenity Societies

The St John's Wood Society write: "we are bereft and we will hugely miss John's intelligence, knowledge, quick wit and good humour. Although we could have resumed our weekly Monday meetings in real life post covid, we continued to meet via zoom so that John could still attend and he did so until two weeks ago. He was a dear friend and neighbour to us all. He volunteered his time and substantial expertise to the Society for over 30 years."

## Hellenic Centre Talk



Monochords: Artists and Poets in Dialogue on Yannis Ritsos  
Thursday 04 May 10:00

Thursday 04 May, 19.00

To celebrate the launch of the book *Monochords*, by Greek poet Yannis Ritsos (1909 – 1990) and London based artist and filmmaker Chiara Ambrosio, this is an evening of conversation and readings about Ritsos' poetry, its significance and continuing resonance with contemporary artists and writers.

Free entry RSVP via Eventbrite or 020 7563 9835

## Coronation Street Parties

Sunday 7 May 2023 from 1-3 pm  
**St Mary's Church, Wyndham Place**

An invitation to 'a right Royal knees up' comes from St Mary's Wyndham Place which promises an old-fashioned street party lunch to celebrate the Coronation of King Charles III. In addition to a live band, craft activities and face painting, there will be a free buffet to which visitors are asked to contribute in the way of sandwiches, cakes, crisps, fruit and salads. Anyone prepared to help with the preparations will get a very warm welcome if they contact [hannah@stmaryslondon.com/street-party](mailto:hannah@stmaryslondon.com/street-party)

Sunday, 7 May 2023 from 12 noon until 4 pm  
**The Larrik, 32 Crawford Place, W1H 5NN**

The Larrik pub, on the corner of Crawford Place and Shouldham Street, has successfully applied to close Shouldham Street to Bryanston Place so that it can host a Coronation street party for around 150-200 residents but all Marylebone residents are welcome to come along. The pub would be really appreciative of residents pitching-in to assist with as much as they can in the run-up and on the day. Whilst the pub is able to serve its usual fare from behind the bar, its tables and chairs (and those of willing locals) will line Shouldham Street - with an invitation for local people to come together as a community and share food, drinks, celebrate and have a good time. Community-minded volunteers are definitely welcome to help with decorations and bunting, setting-up tables and chairs and helping organise some fun and games for young and old. Of course, a bit of clearing-up afterwards will also be part of the community spirit of the day!

Contact Zoe Dundas - mobile: 07976 388364 or email: [mrszoedundas@gmail.com](mailto:mrszoedundas@gmail.com) for further information or with offers of help.

Monday 8th May 2023 from 2.30  
**Devonshire Place Mews**

Another wonderful opportunity to celebrate our new King's coronation with a party in Devonshire Place Mews. A band, bunting and food – what more could you ask? Please note this is a party for the Mews' residents but Marylebone Association members are also very welcome to come along and join in the celebrations in this charming mews setting.

## Association Events

**IBERICA MARYLEBONE**

Tuesday 30th May at 7pm

405 Great Portland Street, W1W 5PS (Corner Devonshire Street & Great Portland



195 Great Portland Street, W1W 5PS (Corner Devonshire Street & Great Portland Street)

Come and join us for dinner at Ibérica Marylebone and enjoy one of the most authentic Spanish dining experiences in London. Under the guidance of Michelin-starred Chef Director Nacho Manzano, we will have a collection of Iberica favourites including appetisers, main tapas and deserts, all served on a sharing basis. The cost per person is £45.00 to include 12.5% service, payable in advance. There is an extensive drinks list and you will therefore be able to select and pay individually for drinks on the night.

To book please email [lois.german@marylebone.org](mailto:lois.german@marylebone.org) or telephone 0207 487 2706.

### **COFFEE MORNING**

Wednesday 14th June at 10.30am

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

Returning to this popular venue for our June Coffee Morning in the lovely setting of the Wallace Restaurant. Coffee, tea and pastries will be provided, at the price of £9.50 per person payable in advance. All members are welcome, both Residential and Business.

Places need to be booked so to reserve your place please contact Lois German on [lois.german@marylebone.org](mailto:lois.german@marylebone.org) or telephone 0207 487 2706.

### **Jenny Wren Canal Cruise from Camden Lock**

Friday 23rd June 2023 at 12.30 pm

Join us for a unique perspective on a familiar landscape: a 90 minute canal boat cruise from Camden Lock, through London Zoo and Regent's Park, along a short canal tunnel to Robert Browning's Island at Little Venice before returning to Camden. An interesting commentary from the boat's crew will tell us what to look out for. We hope it will be a lovely summer day but if not the boat has a full-length canopy so no-one will get wet. This third generation family-run business has been operating canal rides since 1968 so they must be doing something right? Adults £18.50, concessions £16.50. No food or drink for sale on board but passengers are welcome to bring their own. For further details and to reserve a place contact Rosemary Forgan on 020 7916 9353 or [rosemary.forgan@marylebone.org](mailto:rosemary.forgan@marylebone.org)

## **Regular Association Events**

### **BOOK CLUB**

Monday 1st May at 6.30 pm

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

May's book: The Gift of Radio by Justin Webb

June's book: Love Is Blind by William Boyd

Book Club now meets on the first Monday of each month, upstairs at The King's Head pub in Westmoreland Street. All book choices are available in paperback and on e-readers. For further details – and anyone interested in joining us – please contact Liz Queenan ([liz.queenan@marylebone.org](mailto:liz.queenan@marylebone.org)) or tel: 020 7486 3709.

### **SCRABBLE CLUB**

Tuesday 9 and 23 May from 5 pm

The Duke of Wellington, 94a 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. Anyone interested in joining and/or wanting further information should contact [rosemary.forgan@marylebone.org](mailto:rosemary.forgan@marylebone.org) or 0788 789 1977.

### **PUB EVENING**

Monday 15th May at 6.30 pm (Please note change of date due to Coronation)  
The Prince Regent, 71 Marylebone High Street, W1H 2HQ

Continuing with our regular bi-monthly pub evenings at this popular London pub, with plush bar, menu and real ales. Everybody is welcome so do come along whether you are a regular or new to our pub evening, where you will be greeted by our hostess for the evening Anne Hamilton.

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

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

[Unsubscribe](#)