



Marylebone Association

Newsletter November 2023

Dear {Contact_First_Name},

Marylebone Association AGM



The Marylebone Association Annual General Meeting will take place at 7.00 pm on Thursday, 16th November 2023 at Marylebone Theatre, 35 Park Rd, London NW1 6XT. Formal notices and the agenda have now been sent out to all members.

This is the first time we have met at this venue. The Marylebone Theatre is London's newest cross-cultural, performance space which has recently undergone an extensive refurbishment. It is located in the Rudolf Steiner House which is a Grade II listed building near Regent's Park, it was designed by Montague Wheeler (1874-1937) in the "expressionist" style and was constructed in stages between 1926 and 1937.

Changes to City Inspectors

The City Inspector service is being redesigned with the idea of giving greater flexibility to the service. The total number of Inspectors will remain at 80 by making the temporary additional positions created over the Covid period permanent.

The service will now be aligned to ward boundaries with each team to have a dedicated team leader, a neighbourhood coordinator and one senior City Inspector with 4 or 5 city Inspectors. The City Inspectors deal with the inspection of licensed premises, respond to ASB issues, including aggressive begging, street drinking, noise nuisance and illegal street trading and pedicabs.

Neighbourhood coordinators, will as before act as the connection point between the public and city inspectors and deal with longer-term problems and strategy to identify continuing and emerging issues.

This service will only operate Monday to Friday, between 7 am and 7 pm, but in addition to the WCC Neighbourhood Team, WCC it will continue to retain a 24/7 Response Team of City Inspectors. Unlike previously, these teams will no longer be centrally based around the Soho, Covent Garden and West End. They will now be run as a flexible City-wide resource that can be tasked to come into any ward area and assist at any time period.

The resourcing for this team includes five Team Leaders, five Senior City Inspectors and 25 City Inspectors. These officers work a rotating shift pattern to cover a 24-hour period. On any one shift there will be the following resource to cover Westminster: one Team Leader, one Senior City Inspector and five City Inspectors.

Noise cases will be dealt with by the new Noise Team to enable CIs to concentrate more on waste and licensing issues. Complaints can continue to be made to the Noise Service 24 hours a day, seven days a week. "The complaints will then be triaged and responded to either within an hour, one day or four days depending on the type of noise and the impact on the community".

WCC say that complaints that are high impact and affect many residents will be responded to by the Response Service within an hour.

More complex complaints which require a more coordinated response will be allocated to a named officer, who will provide an initial response within either one day or four days, depending on the impact of the noise. Noise Officers will be tasked to investigate and bring the complaint to a resolution. To enable planned visits to noise sources, these officers will work a rotating shift pattern covering days, evenings and nights.

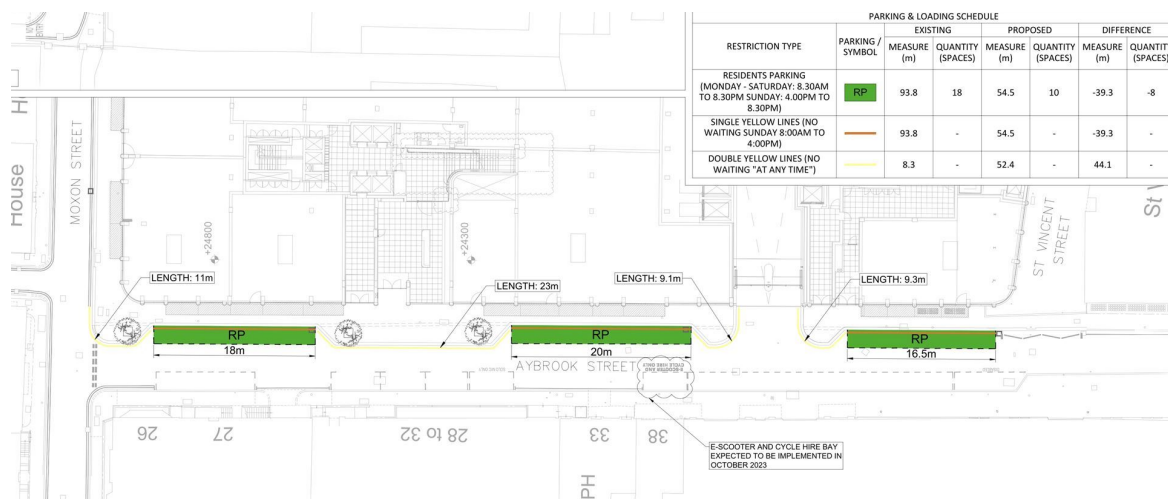
The Resourcing for the Noise Team includes:

- One dedicated Noise Team Manager
- One Noise and Acoustics Principal Officer
- One Senior EHO
- Seven EHOs

We will follow the new changes with interest, there is a concern that there will still be no dedicated enforcement officers available over the weekend or past 7 p.m. on weekdays, when many issues arise. These will all need to be dealt with by the 24/7 Response Team, so a lot will depend on the effectiveness of this service.

If you have any issues that you wish to report, please call the Environmental Action Line on 020 7641 2000.

Residents Parking for Chop



It appears that residents around the site of the Marylebone Square development are to be rewarded for the five years of noise, disruption and upheaval by losing eight of their parking spaces on Aybrook Street.

Following the near completion of the development, the council are seeking to consult on this proposal which is necessary to enable access to the new development's own car park (for the owners of flats within it).

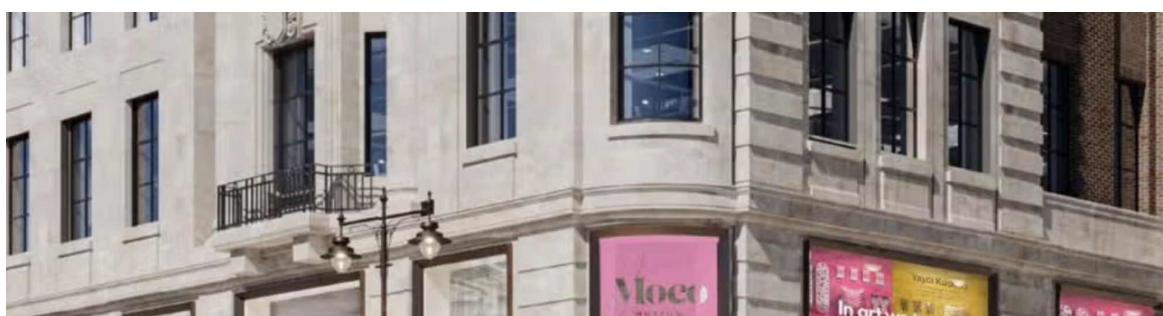
The general effect of the Orders would be, in connection with the Moxon Street Car Park Development to:

- (a) split the residents' parking place (94 metres) on the east side of Aybrook Street, adjacent to the Moxon Street Car Park Development, into three separate residents' parking places measuring 18 metres, 20 metres and 16.5 metres in length, with an overall loss of eight residents' parking spaces – the residents' parking places would continue to operate from 8.30 a.m. to 8.30 p.m. on Mondays to Saturdays and from 4.00 p.m. to 8.30 p.m. on Sundays with waiting restricted in these parking places on Sundays between 8.00 a.m. and 4.00 p.m.; and
- (b) introduce lengths of double yellow line "at any time" waiting restrictions between the three new residents' parking places referred to in paragraph 2(a) above and at the junction with Moxon Street.

It is worth noting that under new rules, it is unlikely that permission would be given for a car park if the application were to be considered now, and occupiers of new residential developments would no longer be entitled to an on-street parking permit.

The proposed Orders and other documents can be found [here](#), or in person by appointment only, at Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, between 9.00 a.m. and 5.00 p.m. on Mondays to Fridays. Please telephone (020) 3116 5939 or email tmo.westminster@wsp.com to arrange an appointment.

Moco Museum Marble Arch





The Portman Estate's recently completed One Marble Arch located at 1-4 Marble Arch, is at the 'gateway' to Oxford Street. It therefore occupies a key and prominent position.

The surrounding area is characterised by a variety of commercial uses, including the Cumberland Hotel on the opposite side of Great Cumberland Place. There are some arts and cultural venues in the wider area, including Frameless, a modern art installation, located nearby within the basement of the recently completed Marble Arch Tower development, which has proved very popular.

One Marble Arch was originally designed for retail use in the lower floor and office use above. However, post- Covid it was found there was little demand for a new retail store there, and planning consent was sought for a change of use at lower ground, part ground and first floor to provide a new art museum, Moco Marble Arch. The Moco Museum is an independent museum with a wide range of modern, contemporary, and street art, with locations in Amsterdam and Barcelona.

The application received positive comments from all councillors at the planning committee meeting and consent was granted for the change of use. It will now go ahead and is anticipated to open sometime in 2024 and will be the Moco Museum's first venture in the UK.

This surely is a good example of the type of use that surplus retail could be put to elsewhere on Oxford Street, it will help draw additional footfall and add to, and improve the area's cultural offering whilst sitting comfortably with residential use in the nearby streets.

Return of the Hubs





BT is again seeking planning permission and advertisement consent for the installation of its incredibly ugly and oversized BT Street Hubs - incorporating two digital 75" LCD advert screens and, by way of afterthought, a telephone, over a total of 24 sites across Westminster.

The present proposals relate to just 5 of these sites - along Oxford Street, Great Portland Street and Praed Street. One of these, at 70-88 Oxford Street, is outside of a conservation area. The rest of the sites are in the East Marylebone or Bayswater Conservation Areas - but even this is not sufficient to stop them apparently.

Neither is the fact that these five sites all have a history of refusal of prior approval and advertisement consent applications for a very similar structure.

The prior approval applications were submitted because BT considered that the structures did not require planning permission. The council considered that they did and the High Court agreed, finding that such structures had a dual use as both a telephone kiosk and for the advertising panel and therefore did not sit within the scope of the relevant General Permitted Development Order (GPDO).

BT took it to the Court of Appeal - and lost. This seemed clear enough, and after the judgement, BT withdrew the prior approval applications- and we thought we were saved from the Hubs.

But apparently not - BT continued with the advertisement consent appeals- which they won on all five application sites. Following that, planning applications were re submitted for Hub structures of an identical nature in and around Oxford Street and Edgware Road. The planning application sub-committee, in July 2022 approved them - apparently the fact that Advertisement Consent was allowed by the Planning inspector on all five application sites was "a strong material consideration in the assessment of the applications".

The City Council has now received applications for BT Hubs across further sites. Of these applications the five sites referenced above are considered acceptable by council officers and have been recommended for approval. Of the remaining 19, 6 have been refused on design grounds and some on highways grounds and 13 are still under consideration.

Objections have been received from local councillors, amenity societies and local residents on design and conservation, pedestrian movement and highways safety grounds - but they have still been recommended for conditional approval, for a temporary period of five years.

Officers consider that the visual harm of the hubs would be limited, there would be sufficient pavement width remaining not to impede pedestrian movement and that the advertisements would not pose a highway safety issue. Accordingly, "it is considered that the proposals are acceptable in land use, design and conservation, residential amenity and highways terms."

The key considerations in this case are the impact of the proposals on the appearance of the townscape and the setting of nearby designated heritage assets, such as listed buildings in close proximity to the site, and the structures being in Conservation Areas.

None of this however seems to sway officers from recommending approval, which is surprising considering the lengths the council went to in the High Court to stop them only a few years ago.

Westminster After Dark



Westminster City Council has now launched “Westminster After Dark” - the first Evening and Night-time Plan for the city. The title has a slightly ominous sound to it, and whether this is the case may well depend on the type of response it gets from Westminster residents.

Westminster has the largest evening and nighttime economy in the UK and WCC clearly wishes to keep it that way. But the council admits that it is yet to establish a strategic plan that reconciles the future development of the evening and night-time economy to the city’s role as home to its large resident population. In fact, previous policies have singularly failed to effectively control the nighttime economy and by corraling it mainly into Soho have ended up with an area which now boasts one of the worst rates of crime in the whole country. (see the Cumulative Impact Article below).

Now the idea is to consult with all the various stakeholders and visitors and then draw up and publish a Westminster After Dark plan in June 2024. This will then provide guidance on noise management, street lighting, planning, and licensing policies and antisocial behaviour. WCC say: “The plan will serve as the foundation for future policies ensuring areas like Licensing and Planning are more consistent with one another and address the issues that are most important to those who contributed views in the Westminster After Dark engagements.”

Councillor Less is in charge of this and says: “Once in place, the plan will outline an approach which has been designed with residents, visitors and businesses that sets a vision for the future of our evening and night-time environment that truly reflects the diverse needs, aspirations, and desires of everyone who lives, works in, visits, or runs a business in the city”.

On the face of it, this sounds quite reasonable, but the six-month engagement will be hard-pressed to come up with a plan that not only reflects these diverse needs but actually reconciles them, as they are not just diverse, in many instances, they are in mutual opposition to each other.

The advantages of big-time expansion of the nighttime offer are clear to businesses - and visitors - but they are hardly ever attractive to those living in these areas.

Further, WCC say: “Today’s dynamic evening and night-time environment contributes to our city’s identity and vitality, both in the present and the future. Equally, we remain committed to maintaining an inclusive environment that

Equally, we remain committed to maintaining an inclusive environment that addresses residents' legitimate concerns and aligns with our wider goals".

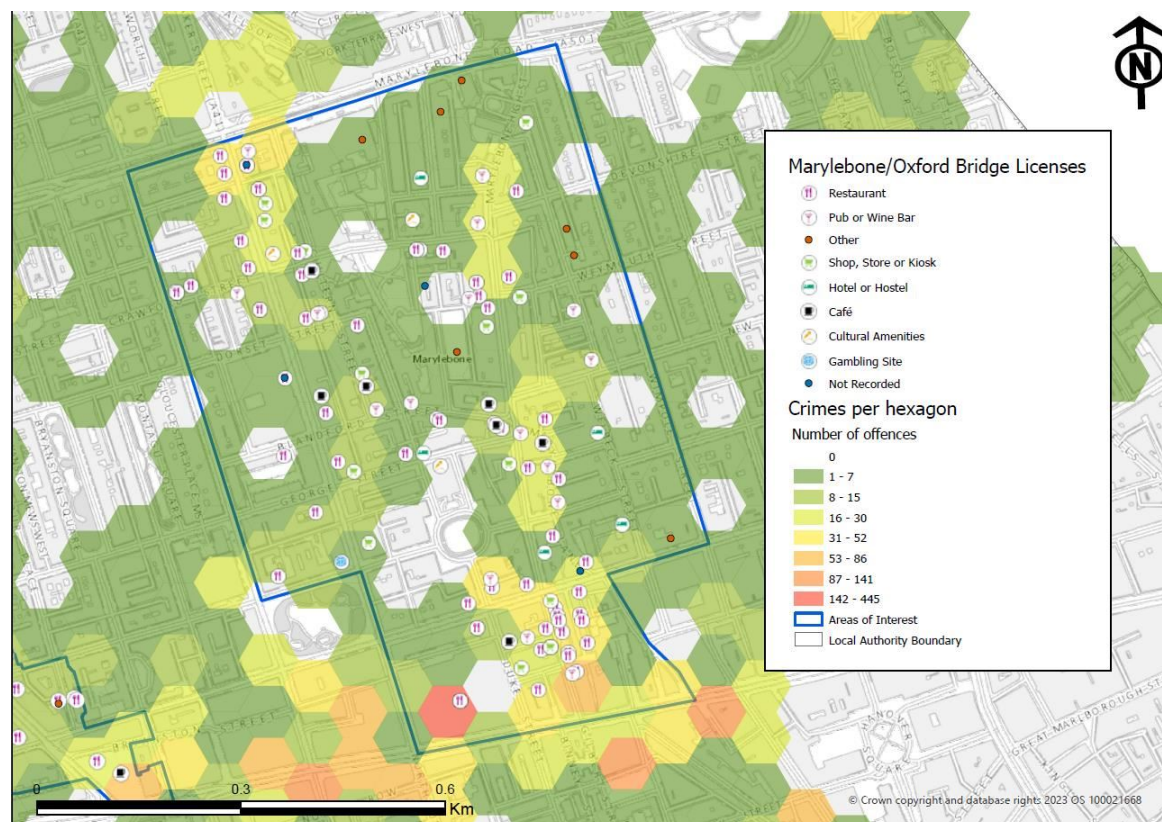
They are committed it seems to a fundamental contradiction; for whilst the council appear keen to involve residents in this process - to what end is to be questioned. It is clear from the experience of those areas presently enjoying a "vibrant" nighttime economy that it is often in direct conflict with residents' interests. It is also clear that there is a direct conflict between residents and all other stakeholders, particularly visitors and businesses, who appear to have an insatiable appetite for more and more nighttime economy.

The solution often proffered is the offer of stringent conditions to control noise and disturbance resulting from the expansion of nighttime venues. However, it does not matter how stringent these conditions are if they cannot be adequately enforced, and to date, they have not been. Effective enforcement is costly and time-consuming and at present relies on residents being sufficiently proactive to initiate the complaints process themselves, which is far from ideal.

It would therefore appear important that residents contribute to this survey and address the issues of concern to them, for without doubt business interests will be doing so.

The Westminster After Dark allows for comments and feedback and invites individuals to express their interest in joining the Westminster After Dark Stakeholders Assembly. A map has also been created where residents can express their view on particular locations in the city where they would like to see "improvements", and there is a survey to complete. You can access this portal and review the statement of intent regarding Westminster After Dark at www.westminster.gov.uk/westminster-after-dark.

Crime and Drink in Marylebone



Licensed Premises and overnight crime in Marylebone/Oxford St. Bridge

The City of Westminster has more licensed premises than any other local

The City of Westminster has more licensed premises than any other local authority in Britain; over 3,700, according to the council's Statement of Licensing Policy. These include nearly 500 pubs, bars and wine bars, over 1,000 restaurants licensed to serve alcohol, 56 theatres and 136-night clubs and dance venues, and 21 Lesbian, Gay, (LGBTQI+) venues.

And the number of licensed premises continues to increase - with impact on the people living in Westminster, particularly in the West End and Fitzrovia West.

Criminal offences in Westminster are highly concentrated within the West End Zones, which in turn can obscure the visibility of other potential areas at risk of issues associated with cumulative impact. But the report singles out a number of other "areas of interest" that are worth exploring regarding cumulative impacts based on higher than average levels of overnight crime identified and the number of unique licensed premises in these areas.

Although, at present, Marylebone lacks the intensity of licensed premises in areas nearby it still has a lot and the area running from Gloucester Place to Wimpole Street and from Marylebone Road down to Oxford Street has been singled out as an area of concern in the report. As of February 2023, there were 125 unique licensed premises in this area (7% of all premises in Westminster). The vast majority of these premises were restaurants (54% - 67), which is 15% higher than the borough average. The next most common premises group in the area was pub or wine bars (13% - 16).

4% (1,342) of Westminster's overnight crime occurred in the Marylebone/Oxford Street Bridge area in 2022. Theft accounted for 81% (1089) of these crimes in the area, which is significantly higher than the borough average (65%).

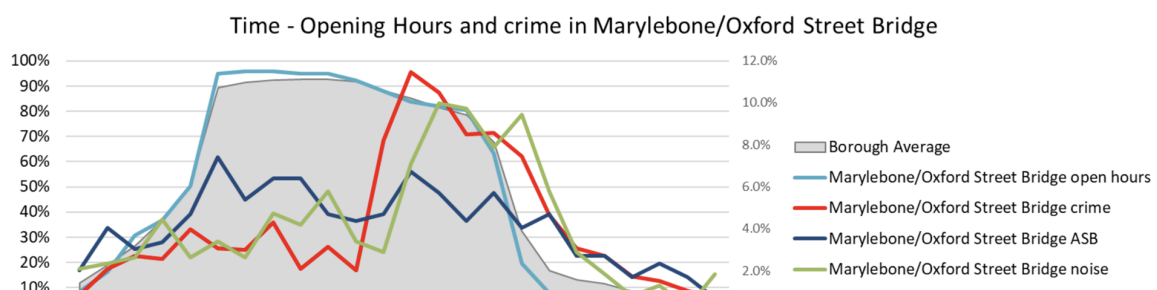
By contrast, violence against the person (11% - 147) and drug offences (2% - 25) were lower than the borough average (19% and 6% respectively).

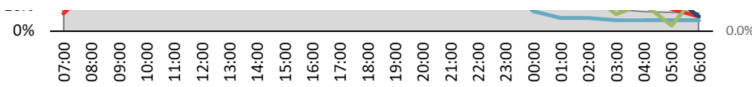
Criminal offences appear particularly concentrated in the southern part of the zone along Oxford Street. The hexagon located on the intersection of Duke Street and Oxford Street had the highest number of overnight criminal offences (445) of any hexagon outside the West End Zones.

The area also contributes more significantly than the other areas of interest to reports of both overnight anti-social behaviour (5% - 305) and overnight noise complaints (7% - 245).

For the majority of the day, the Marylebone/Oxford Street Bridge area has similar proportions of open licensed premises to the borough average. From 12pm to 4pm, the area has a slightly higher proportion of open premises than the borough average, they then remain at a similar level until 10pm, where the proportion of open premises in the Marylebone area dips below the borough average until 6am. There are significant decreases in the percentage of open premises between 9pm and 10pm (80% to 63%, 94 to 74), 10pm and 11pm (63% to 20%, 74 to 23) and 11pm and 12am (20% to 8%, 23 to 9), which gives us a good idea that this time range is the dispersal period for this area. Crimes often occur early evening, well before the majority of licences begin to close, although noise does continue later into the night.

One other part of Marylebone is classified as an area of interest and that is the area on either side of Edgware Road. We will look at what the [report](#) has to say about that in next month's newsletter.





The West End's Cumulative Impact



Whatever has been found in Marylebone (above) is put into the shade by the West End. Here, “the West End Cumulative Impact Zone has been identified because the cumulative effect of the concentration of late night and drink-led premises and/or night cafés has led to serious problems of disorder and/or public nuisance affecting residents, visitors and other businesses,” states the WCC Licensing Policy.

As with Marylebone, the report leaves little doubt as to the reason for this: “The extent of crime and disorder and public nuisance in the West End Cumulative Impact Zone arises from the number of people there late at night; a considerable number of them being intoxicated.”

“Public services, including police, health and emergency, transport, environmental services (cleansing and refuse services) are placed under chronic strain by existing levels of activity, as are civic amenities and the quality of residential life.”

The policy also warns of the effect of increased licensed premises.

“The urban infrastructure cannot sustain any further growth in licensed premises that provide a significant risk of a variety of harmful outcomes. Over a period of three years (2017–2019) 45 percent of violent crimes, as well as over half of all robberies, thefts and drug offences in the city were recorded within the West End Cumulative Impact Zone. Additionally, 43 percent of ambulance call outs between that same period to the locations of licensed premises [fell] within this zone.

Westminster council seem to have finally realised that - enough is enough. But at the same time they are telling business and visitors that they want to expand the nighttime economy. If it's no longer possible to expand it in Soho and the West End - then where next? Fitzrovia and Marylebone would appear to be on the new front line.

No Bazaar for Soho Square

In the first significant major planning decision since the Secretary of State's refusal to grant M&S permission to demolish their Oxford Street store - another Art Deco building has now been refused permission for demolition. This time in Soho Square. Once again - as with M&S, the planning officers had recommended approval- but this time the councillors on the planning committee- by 4 to 2 refused it, in spite of council officers' recommendation.

The proposal was to replace the existing buildings with a modern structure with a basement, ground, and seven upper floors of office space with two retail units on the ground and basement floors. Additionally, a double height "Bazaar" space was planned, envisioned as a versatile area suitable for activities such as fashion shows, art exhibitions, and community events.

As usual, the developers sought to focus on carbon and sustainability and also claimed community benefit for the scheme, which was odd considering that what the community specifically wanted was what the developers proposed to remove - the existing supermarket which gave residents a valued low-cost shopping option.

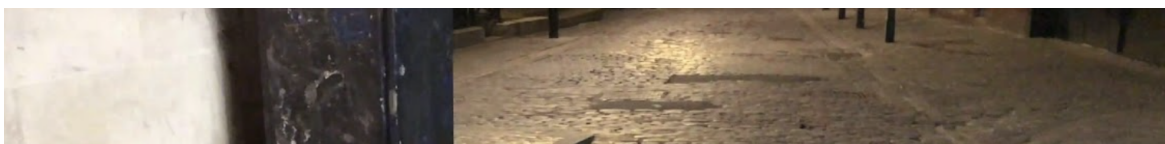
The Soho Society said the loss of the existing Art Deco frontage was unacceptable, the building heights of the replacement do not match their neighbours, the "Soho Bazaar" concept was not well understood by the local community, and the building did not need to be demolished to deliver returns. They said that Soho had had too many comprehensive redevelopment schemes and that the loss of a low-cost supermarket for residents was significant to the community.

Councillors debated a range of issues involving sustainability, and justifications for demolishing the building. They asked about the retrofit option exercise that had been undertaken and why that, or refurbishment, had been ruled out. Officers highlighted the pioneering nature of the approach to circular economy principles and that the replacement building was embracing a range of sustainable materials and approaches.

The committee were insufficiently convinced, and the application was refused, the reasons given were on details in the design and bulk and massing. Sustainability concerns were also discussed extensively but not listed as a reason for refusal.

Meanwhile, in another blow to the demolition lobby, Cllr Geoff Barraclough (Cabinet Member for Planning and Economic Development) spoke at the London Property Alliance's event on Commercial Centre's delivering green sustainable growth. Cllr Barraclough indicated that buildings may be permitted to go taller and wider, providing they opt for a retrofit rather than a demolition approach. Elsewhere he has said that Westminster Council will shortly begin consulting on new policies that will deliver the certainty needed to stimulate a virtuous circle of retrofit investment and carbon reduction. "We will be encouraging owners to refurbish their buildings as the default option."

Down the Pan





Staying with Soho, the area has a widespread street urination problem (and worse), mainly from the large number of nighttime visitors to the area. It has also the highest concentration of licensed hospitality in the country together with one of the lowest numbers of public toilets per square mile in the country, according to the Soho Neighbourhood Forum (SNF) - and the two problems are obviously interconnected.

The SNF have commissioned a consultancy firm to look at the models, location and costs of new public toilets.

The study will be “the most extensive ever undertaken in the area” and a “game-changer”, said chairwoman Lucy Haine.

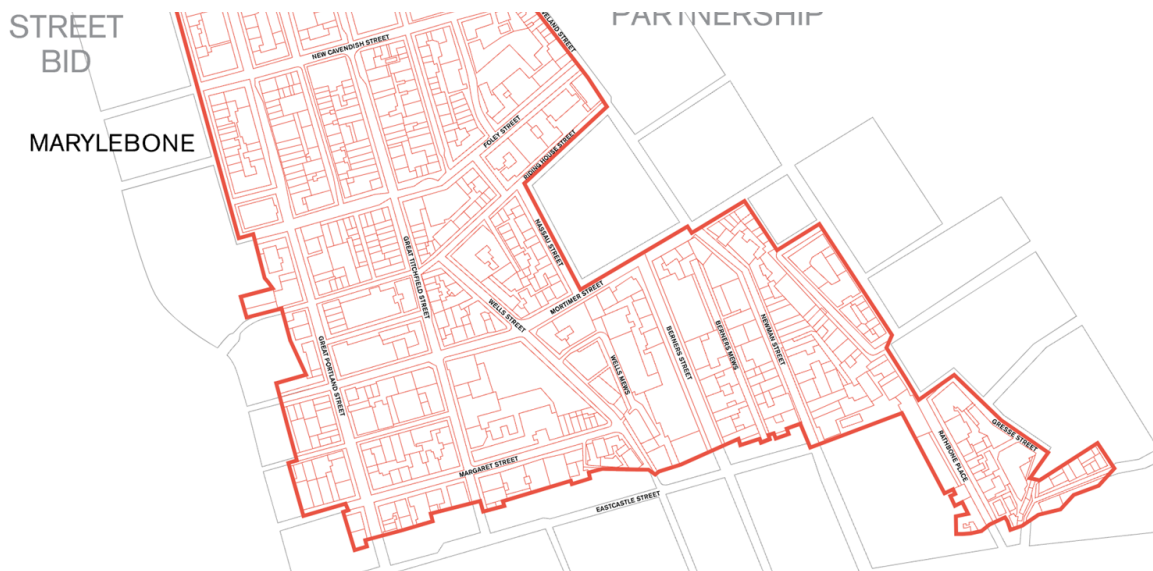
Soho’s Neighbourhood Plan – a list of objectives agreed by the SNF – states that major developments should be publicly accessible facilities but it “remains largely ignored and unenforced”.

West End ward councillor and lead member for Soho, Patrick Lilley, said: “The council is discussing major investment in the refurbishment of several landmark public conveniences in Westminster, including Great Marlborough / Carnaby Street. Every month, Soho provides two dozen pop-up loos from Thursday to Sunday, to mitigate the effects of the popular night-time economy and lack of facilities across Soho. Westminster City Council has also invested in splash-back ‘pee’ paint on several hotspots to discourage street fouling.”

The study is expected to come out in January.

Fitzrovia BID News





The delayed Fitzrovia BID is back - Around 140 businesses in Fitzrovia West were balloted last month on a proposal to create a business improvement district (BID).

If successful, all business ratepayers in the BID area with a property rateable value above £160,000 (as of 31 March 2023 using the 2017 list for all eligible ratepayers) will be compelled to pay the BID levy of one per cent of their rateable value — whether they voted for it or not.

The levy, along with contributions from property owners, is anticipated to raise more than £4.2mn over the five-year BID term and will operate as a public-private partnership with Westminster Council.

Its business plan 2023-2028 identifies six “work programs” and promises to cut costs for its members, improve the trading environment, bring cleaner streets and tempt more visitors into the area. It of course intends to do this by looking at ways to extend the present al fresco offer.

[West Fitzrovia Business Improvement District proposal.](#)

Flawed Offset?

Westminster Council want to encourage more development in the area but is proposing to increase the carbon offset payment from £95 to £880/tCO₂, which is due when developments do not meet net-zero standards.

The West End Property Association (WPA) has submitted a response to this plan arguing that the methodology for reaching that figure is deeply flawed and inconsistent with both the London Plan and national regulations on the use of financial contributions from planning permissions.

The City Council’s consultation closes today and the Association is urging its members to endorse its response by emailing planningpolicy@westminster.gov.uk.

The List of Shame

Country	Cases	Received Pay rate
United Arab Emirates	13,423	1%
France	8,129	10%
Qatar	4,970	6%
Belgium	2,249	14%
Bulgaria	1,798	0%
Saudi Arabia	1,695	9%
Luxemborg	1,418	5%
Kuwait	1,355	2%
Monaco	932	0%
Russia	859	0%

The number of parking penalty notices (PCN's) issued to foreign-registered vehicles varies ,but many of them continue to be unpaid, and unenforced. A shameful state of affairs.

The below table shows the “top 10” countries for unpaid PCNs issued (for the period 2018- 2022) that have entered the WCC debt-management process and the associated success rate in resolution.

Developer Ordered to Demolish

When all the noise, disruption and dirt is finished with, and the scaffolding finally comes down, it is often the case that buildings end up looking rather different to what appeared on the drawings they were originally granted planning permission for.

We can think of at least two such examples at the present time here in Marylebone. Developers do not regard this as a particular matter of concern, for if by some fluke they are collared and found out (a rare occurrence in any event) it is hardly a major problem. They will only be put to the inconvenience of applying for retrospective planning consent to legitimise things for they know that the council are hardly going to tell them to pull the structure down and start again.

Maybe not in Westminster, but in Greenwich they appear to do things differently. There, that is precisely what the council has done.

The Estates Gazette reports that Greenwich Council has ordered a developer to tear down a whole riverside development, saying the scheme was built without planning permission.

The Council said the build-to-rent development was unlawful because it is “substantially different” from the scheme that was originally granted planning permission in 2012.

The Council, which found a total of 26 deviations from the original planning permission, said the only “reasonable and proportionate way to rectify the harm created by the finished Mast Quay Phase 11 development to the local area and the tenants living there” is the complete demolition and the restoration of the land to its former condition.

It has accordingly issued the developer with an enforcement notice.

Council Leader Anthony Okereke said: “The right thing to do is not usually the easy thing to do. That is why we will not stand by and allow poor-quality and unlawful development anywhere in our borough, and we are not afraid of taking difficult decisions when we believe it’s the right thing to do”.

A case of “pour encourager les autres”? We assume that developers are going to be a lot more careful with what they build in Greenwich after that.

Westminster's Community Involvement

Adoption of Westminster’s Statement of Community Involvement has been formally approved and published. But what is a Statement of Community Involvement?

A Statement of Community Involvement (SCI) is a statutory document which sets out how the council carries out consultation and effectively engages the community in carrying out its planning duties. It needs to be regularly updated; Westminster’s previous SCI was published in 2014.

WCC state: “As a council we recognise the importance of community engagement in the planning process, to make the best-informed decisions we need to hear from those in the communities who will feel the impact of development. We are committed to working with our residents and local stakeholders to build trust and remove existing barriers to anyone who wants to influence decisions that will affect them. This new SCI will improve the way we engage with our communities in the planning process”.

So who will Westminster engage with in plan-making? Residents - Community groups - Local businesses - Landowners and developers - Special interest groups - as well as the various statutory consultees.

Below are five principles that the council has set out for effective engagement:

1. Early engagement - Actively working to frontload engagement so that residents and other stakeholders are informed and consulted early in the planning process to ensure the best chance of their inputs positively influencing decisions.
2. Inclusive engagement - Proactive approach to ensure that consultations and engagement activities have a broad reach and that all voices from all backgrounds are able to influence planning decisions and policy directions.
3. Use of appropriate consultation methods - When planning consultations and engagement activities WCC will consider the best channels and methods of communication to ensure they effectively reach our intended audiences.
4. Clear information and simple communications - To provide information on the topic, scope and aims of the engagement as well as guidance on how to provide feedback in a manner that is as clear and concise as possible; To enable residents and other stakeholders to understand the scope and purpose of engagement activities and easily take part in them.
5. Transparent records and feedback - To communicate clearly how stakeholder inputs have been considered and make key information and outcomes.

A copy of the full report, appendix and statement of decision is available online [here](#).

Announcements

Merry Marylebone



The Marylebone Association will this year be taking a stall at the Christmas Lights event on Thursday 9th November from 3pm to 8pm. We will be situated in our now regular spot opposite the Conran shop, so do come along and visit us. For event details please see the flyer above.

St Marvs Church Christmas Tree

St Mary's Church Christmas Tree



The lighting-up of the Christmas Tree beside [St Mary's Church](#), Wyndham Place will take place on Wednesday, 28th November at 6pm with carols, mince pies and refreshments on offer.

The lights will be switched on by Councillor Susan Hall Harrow Borough Council London Assembly Member. The event begins at 6.00pm, with the lights being switched on at 6.15pm. The Marylebone Councillors, Cllr Barbara Arzymanow, Cllr Ian Rowley and Cllr Karen Scarborough will also be there. With thanks to St Mary's Church for their support with refreshments.

Cafe-Concert at the Marylebone Theatre





From the Marylebone Theatre:

"Dresses, diamonds, pimples on noses, beautiful hair, marvellous outfits, the beauty of the devil himself, and the devil without the beauty. The last category is the least rare." - Frederic Chopin.

This time pianist Yekaterina Lebedeva and violinist Aysen Ulucan will take you on the musical journey of Victorian London, the London of Charles Dickens and Sherlock Holmes by presenting a concert set in a Victorian Street of the theatre play "Sherlock's Carol". An engaging talk, delivered by Yekaterina, will guide you through the intrigue and passions of the bygone era.

Discounted tickets are on offer to MA members. The ticket price not only includes the concert but also a festive mince pie! on Tuesday 28th November at 19.30.

Here is a [link](#) to discounted tickets.

Marylebone Christmas Tree



Westminster Wheels

A Free Bike Service outside Marylebone Station making a difference in the community

Westminster Wheels, the community enterprise based on Church Street, is now providing free 'Cycle Checkups' outside Marylebone station every Tuesday and

Wednesdays from 7.30am to 10.30am with one of their skilled mechanics.

Westminster Wheels does more than provide high quality bike services – they work closely with the community, training unemployed young people as bicycle mechanics, refurbishing old and broken bikes and selling or gifting the bikes back into the community.

They provide opportunities and clean, green transport to low-income families, unemployed adults and groups underrepresented in cycling, i.e women, those with disabilities and/or diverse ethnic backgrounds.

Spread the word, get a free bike check and support this fantastic community initiative and your local cycle shop! Please see posters [here](#).

Kings Pharmacy

We have this year's Covid booster vaccinations in stock. Vaccines are our best protection against flu and COVID-19. Vaccinations are available if:

- you're 65+
- you have a long-term condition, are immunocompromised or live with someone who is
- a carer, frontline health and social care worker
- pregnant

We are a dispensing chemist that also sells a range of toiletries. In addition they provide a 24 hour film processing service. A fax and photocopying machine is also available. Address: Chester Court, Albany Street, Regent's Park, London, NW1 4BU. 020 7935 7172

Luxborough Street Public Realm Improvement Scheme

From Westminster City Council:

Westminster City Council has commissioned its service provider, FM Conway Ltd., to undertake highway works at Luxborough Street as part of the Luxborough Street development, in the city of Westminster, London W1U.

FM Conway Ltd / WSP are notifying local residents and stakeholders on behalf of Westminster City Council of these proposals and would be pleased to receive any comments you may have by 3rd November 2023.

The current proposals for the highways and public realm improvements and parking changes are indicated on the attached drawings and include the following:

- New paving throughout
- New granite kerbs throughout
- Addition of a new lamp column
- Introduction of dropped kerb for bin collection
- Relocation of a pay-by-phone parking bay

It is anticipated that the highways and public realm improvements are proposed to commence April 2024 and take approximately 2 weeks to complete. A works notification letter will be sent advising the actual works start date nearer the time.

The proposed parking changes associated with this scheme will be subject to a separate formal Traffic Order Consultation.

For full details see [here](#).

Your views will be reported to the City Council for review and consideration prior to the approval of the scheme. Please send any comments/ responses to the following email address WCC-Consultation@wsp.com, or telephone 020 3116 5920 quoting the reference WA2010F6A / 70078230 / S6 in the subject.

Harcourt Street Footway Replacements

From TfL:

From 30th October, TfL will be completely replacing the A501 Old Marylebone Road's southern footway between Harcourt Street and Edgware Road, renewing and improving it. We will also resurface the road between Homer Street and Edgware Road over 4 nights.

The rebuilding of the southern footway access to properties will be maintained and those works will be carried out in two stages and we apologise for noise and inconvenience caused by the works.

Timetable:

- 30 October to 15 November, 8am to 8pm - Replacing the pavement between Harcourt Street and no. 231 Old Marylebone Road
- During this phase of works residents vehicles are permitted to enter and exit Old Marylebone Road, Cabbell St and Transept St from Edgware Road – General traffic will be banned from Old Marylebone Road
- No vehicle access to Old Marylebone Road from Marylebone Road will be permitted, with the exception of cycles and buses
- Buses will not stop at Stop EQ Marylebone Road. Customers for the 27, 207, N27 or N207 should use Marylebone Town Hall Stop P or Sussex Gardens Stop ES
- 16 November to 2 December, 8am to 8pm - Replacing the pavement between no. 231 Old Marylebone Road and Edgware Road
- No Left turn from Old Marylebone Road to Edgware Road for vehicles, vehicles to follow signed diversion
- 4 December to 8 December, 7pm to 6am - night works to resurface Old Marylebone Road between Edgware Road and Homer Street (4 nights)
- Old Marylebone Road closed to all vehicles between Edgware Road and Homer Street
- No vehicle access to Old Marylebone Road from Cabbell St and Transept St, residents' vehicles can enter and exit via Chapel Street. Both streets to be signed on Chapel Street as "resident access only".

Diversion signage will be in place for general traffic and marshals will be present to manage access to and from Marylebone Road during the works.

Association Events

THE WALLACE COLLECTION AFTERNOON TEA

Wednesday 13th December at 2.30pm at the Wallace Collection, Hertford House,

Manchester Square, W1U 3BN

Join us for the annual pre-Christmas afternoon tea in the lovely light filled courtyard surroundings of The Wallace Collection restaurant. The tea will include a glass of Brut champagne and this year will be at the cost of £49.50 per person, including service. Places must be booked and we will be taking advance payment. All members are welcome both residential and business and to book your places please email lois.german@marylebone.org or telephone 0207 487 2706.

PLANNED FUTURE EVENTS - Put in the diary now

ANNUAL NEW YEAR DRINKS PARTY - THURSDAY 18th JANUARY Details will be in the December Newsletter

Regular Events

BOOK CLUB

Monday 6 November at 6.30 pm
The King's Head, Westmoreland Street, W1G 8PJ

November's book: The Magician by Colm Tolbin
December's book: Lessons in Chemistry by Bonnie Garmus

Book Club 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) or tel: 020 7486 3709.

PUB EVENING

Monday 13th November at 6.30pm
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 evenings, where you will be greeted by our hostess for the evening Anne Hamilton.

SCRABBLE CLUB

Tuesday 14th and 28th November from 5.00 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 or 020 7916 9353.