



Marylebone Association

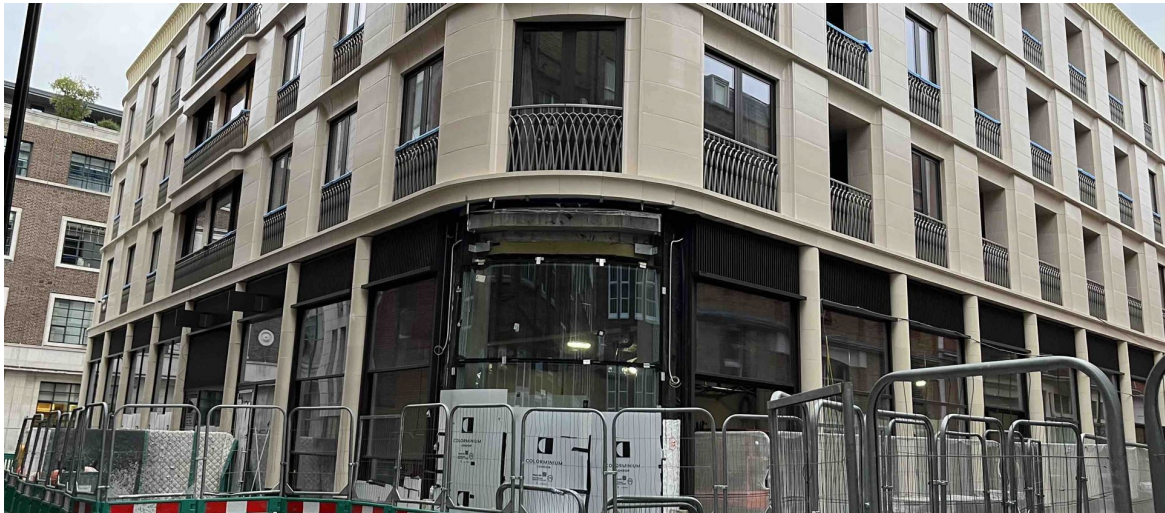
Newsletter October 2023

Dear {Contact_First_Name},

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 will be sent out to all members on our database closer to the time.

Marylebone Community Hall Reprieve



In a surprise last-minute decision, the developer, Concord, has withdrawn their application to take back the Marylebone Square Community Hall.

In a letter to WCC, an agent acting for the developer said:

“Following our lengthy and ongoing conversations, we are instructed to formally request that you treat the current application as withdrawn. It is clear to our client that the Westminster City Council and the local community require further time to reflect and discuss an appropriate community use for the scheme. The applicant is committed to working with all parties to find a solution that is mutually acceptable and they look forward to further discussions”.

This is good news, (see our article last month for the background) as it now clears the way for a full and open review in which the future of this valuable community space can be properly considered.

As well as setting out a number of significant objections to the [original application](#) the MA had also put together a proposal for the sort of alternative uses that we would wish to see for the site, which would keep alive [the idea](#) of a true community-led space in the new development.

Obviously, the threat to our community hall is by no means over - but the withdrawal of the original application is certainly a promising first step in the right direction. Over the coming months the Association will be meeting with the relevant decision-makers and stakeholders to continue its advocacy for a proper community hall that the whole area can be proud of and benefit from over the many years to come.

Changes to Traffic Flow



As part of the Oxford Street proposals, a rationalisation of the road network was proposed. Fuller details have now been released- see the traffic flow map above.

In what is called the Marylebone and Fitzrovia Traffic Improvement Scheme- Cavendish Square, Cavendish Place, Chandos Street, Great Portland Street, Great Titchfield Street, Mortimer Street, Regent Street and Wigmore Street will all see changes to traffic flow.

The following streets will have two-way traffic:

- Wigmore Street between Wimpole Street to Cavendish Square
- Mortimer Street between Regent Street to Great Titchfield Street
- Cavendish Place/ Cavendish Square North
- Cavendish Square South
- Henrietta Place between Wigmore Street to Cavendish Square
- Margaret Street between Cavendish Square to John Prince's Street and Great Portland Street to Great Titchfield Street

Traffic flow will be reversed on the streets below:

- Cavendish Square (the western arm) - from north to south (currently south to north);
- Cavendish Square (the eastern arm) - from south to north (currently north to south); and
- Great Titchfield Street (between Mortimer Street and Margaret Street) - from south to north (currently north to south).

In addition to these changes, the Orders would also prohibit certain turns off these roads.

We are engaging with the council on the proposed changes, which will result in a certain rationalisation of traffic movements but at the same time add a convenient

westbound route for traffic parallel to Oxford Street, which is less easily available at the moment. This is a possible source of concern as, in conjunction with other road changes, it may bring more traffic through the area. However we have insufficient information to know whether this will be the case at present.

There will also be changes to bus movements in this area and bus stands proposed to improve bus operations and journey times, made necessary by the further plans to ban all left and right turns at Oxford Circus.

Bus stands will be removed on Cavendish Place and on Henrietta Place. The programme proposes two new bus stands on Margaret Street.

From what we can see at the present time, this represents an overall improvement to our area as it removes bus movements around the west of Cavendish Square on Henrietta Place and Wimpole Street.

Detailed particulars of the proposals can be found [here](#), and at Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, between 9.00 a.m. and 5.00 p.m. on Mondays to Fridays. Documents can only be inspected in person by arranging an appointment by telephone (020) 3116 9388 or by email to: tmo.westminster@wsp.com.

Further information on the scheme can be viewed by visiting: [Marylebone / Fitzrovia Traffic Scheme](#)

Any objections or other representations about the proposals should be sent in writing to the Council's agents, Project Centre, 12th Floor, One America Square, 17 Crosswall, London, EC3N 2JL, or by email to trafficorders@projectcentre.co.uk quoting reference PCL/TMO/9333/AJ by 4th October 2023. All objections must specify the grounds on which they are made.

NWEC Sign Up on Oxford Street



The overhaul of Oxford Street has moved a step closer as Westminster City Council and the New West End Company (NWE) formally signed a Memorandum of Understanding agreement to bring Westminster Council's Oxford Street vision to fruition.

The NWE represents 600 retail, restaurant, hotel, and property owners across the West End and WCC say that this partnership will be one of the capital's most significant public-private ventures in recent years.

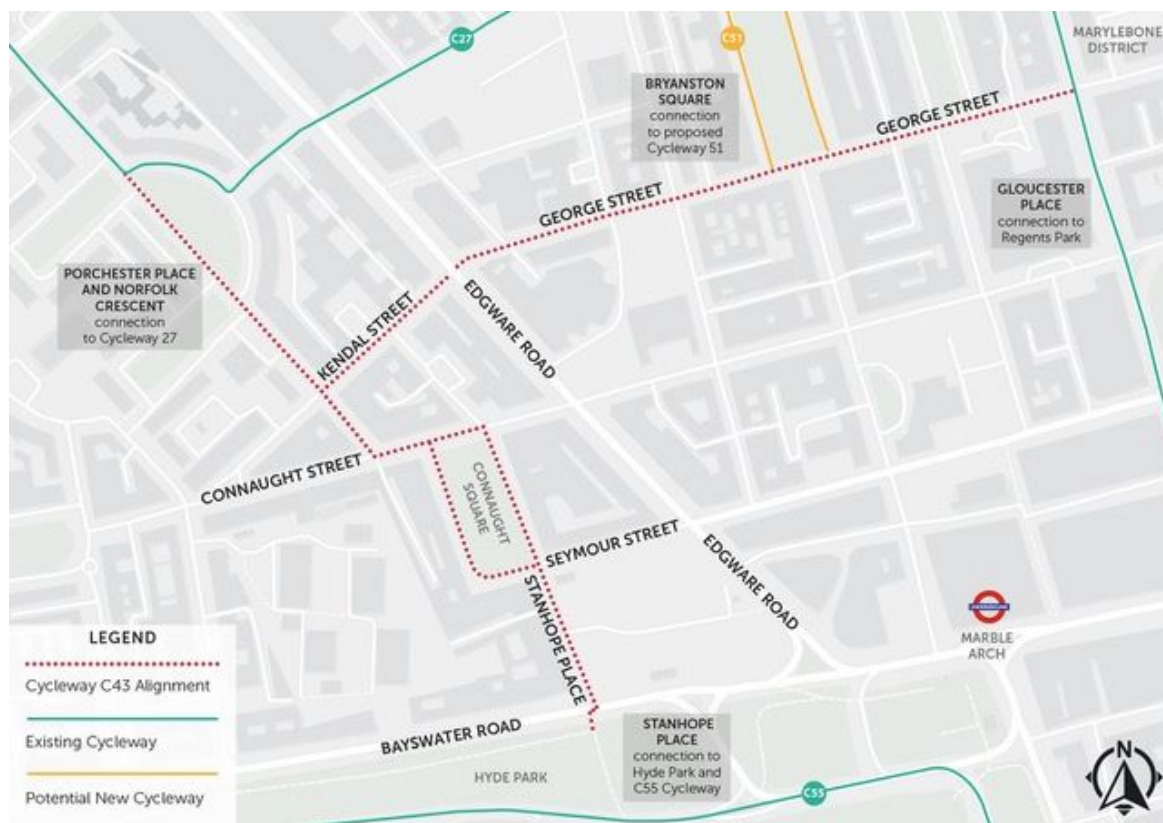
In a related move, Westminster City Council's cabinet has formally approved the business case for the Oxford Street scheme and approved £7.7m for the next phase of design work. This will incorporate responses to the large-scale consultation run over the summer. Construction work is expected to start in the Autumn of 2024.

Cllr Geoff Barraclough, Westminster City Council's (WCC) Cabinet Member for Planning and Economic Development, said:

"After years of abandoned schemes, we are now about to finally get underway with a deliverable plan to breathe new life into Oxford Street. With the support of our partners at NWE, we now have a coalition of the council, retailers, landowners, and others in place to develop a practical but also ambitious plan.

"The West End constantly needs to adapt if it is to continue to be a draw to shoppers. The buzz is definitely back on Oxford Street with brands like IKEA and HMV taking up space in Oxford Street, and the prospect of new galleries and arts spaces will make it a great all-round experience".

Cycleway 43



The residents of George Street and those living nearby have recently been distressed to hear of the proposals to remove all their parking spaces in order to create 2 segregated cycle lanes there. This would also make loading and unloading to the many nearby residential blocks difficult and create severe

unloading to the many nearby residential streets and create severe problems for Wetherby School.

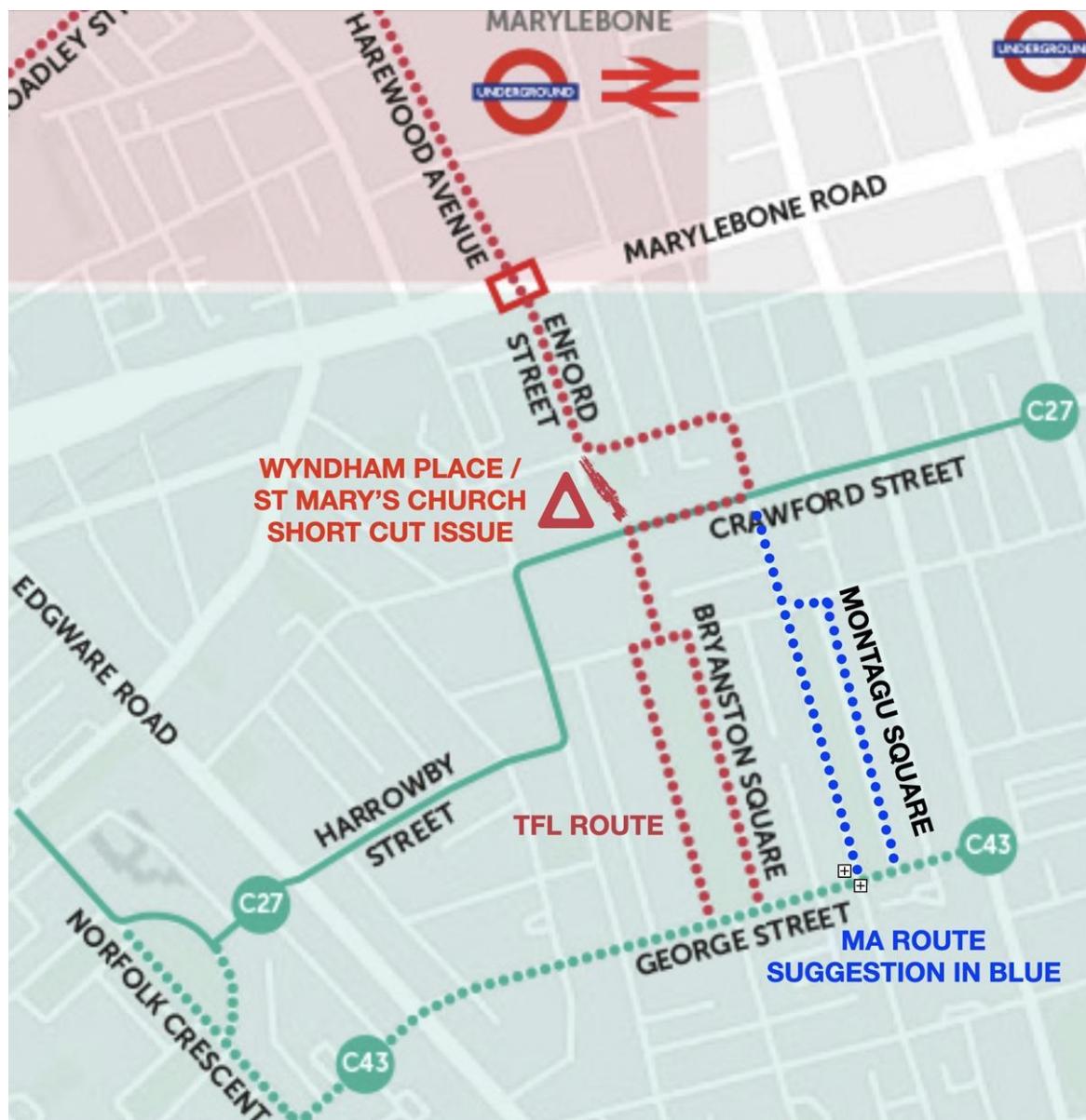
This was all reported on in last month's newsletter, as was the cabinet members' response to a question on what weight would be given to residents' views in the [consultation](#).

At a full council meeting last week, the cabinet member in charge of this, Cllr Paul Dimoldenberg was again asked whether he would give greater weight in the consultation to the local residents directly affected by this. He said the specific concerns of local residents "are at the top of my attention... and will be at the heart and kernel of the cabinet report I will receive.....although everybody's comments are equal in terms that they all count once - in terms of the concerns I give to the issues raised by local people, of course, they are the most important".

This is more promising than the cabinet members' previous reply on the subject, as was his recognition that the council would need to resolve these outstanding issues before moving forward with any form of cycle lane.

We hope this may result in a better outcome for residents than we had reason to believe would be the case only a month ago.

Cycleway 51



Westminster City Council, in partnership with Transport for London (TfL) is at present [consulting](#) on plans to deliver another new cycle route through Marylebone.

Cycleway 51, is to run south through our area from St John's Wood. The proposed route is part of the Westminster Cycle Route Programme and would become part of the London-wide Cycleway Network (previously known as Cycle Superhighways and Quietways).

In Marylebone, the proposed route is along Broadley Street down Harwood Avenue, across Marylebone Road into Enford Street, then east along York Street, to Upper Montagu St then turning west into Crawford Street, down to Wyndham Place and on to Bryanston Square to meet the C43. (See map 1 above). There are a number of issues of concern north of the Marylebone Road which are being raised by the St Marylebone Society, being the amenity society covering that part of Marylebone. In our area there are 2 main concerns:

Firstly the siting of a cycle lane on Enford Street, which is a narrow street on which a school is located.

Secondly, the diversionary route around St Mary's Church precinct, will in practice most likely be ignored, with cyclists opting to take the direct route and join Wyndham Place by going through the pedestrianised precinct - as is shown in the TfL map of the same route. If this happens, it will upset many people who value the quiet and historic setting around the Church.

So even if the route does not officially run through there, the chances are that in practice, it will - this being the shortest point between the north and south part of the proposed cycleway.

A more effective alternative would be to steer cyclists away from this choice in the first place: this could be done by the route continuing down Upper Montagu Street and into Montagu Square to meet with George Street at that point. (See map 2 above). This would be a simpler and, indeed shorter route for cyclists wishing to then proceed east. For those cyclists en route west, the obvious choice would be to turn right to join the C27 at Crawford Street. Cyclists coming out of Montagu Square would also not have their view obscured by parked school buses as they may do in Bryanston Square.

Unlike the C43 proposals, the C51 has no segregated or fixed elements, at least in our area south of Marylebone Road, the route being more by way of way-finding signages. It involves no loss of parking for residents or otherwise.

Have your say [here](#).

Improving Air Quality in Marylebone





Air Quality in Marylebone is a report commissioned by the Marylebone Forum to summarise all the air quality ("AQ") data collected within Marylebone and its environs up to March 2023 as an evidence base to inform the aims and aspirations of its Neighbourhood Plan. The full report be available on the Forum website shortly [here](#).

Air quality is a key concern for residents and businesses in Marylebone. This study reviewed local concentrations of two pollutants, nitrogen dioxide (NO₂) and fine particles (PM_{2.5}), at selected schools in proximity to Marylebone Railway station and more widely across the area.

Funding for the study was awarded by Marylebone and Regent's Park councillors for air pollution monitors known as Breathe London nodes. These were placed in the vicinity of selected schools.

Results generally met annual objectives for both pollutants but technical issues did arise at some locations. Seasonal variations were identified for NO₂ with the highest concentrations recorded in the winter months. Weekday values were at their lowest between 11am and 3pm and at weekends. All locations reported similar concentrations for PM_{2.5}.

Measurements around Marylebone Station were very limited therefore, data from a more detailed analysis carried out by Chiltern Railways is awaited.

In summary, analysis of the data over a one-year period ending March 2023 demonstrated that Marylebone generally complies with annual national objectives for the protection of health for these pollutants.

Indeed, an examination of historical data for NO₂ showed a strong downward trend and a shift in the sources of pollution. Transport used to be the largest contributor but now accounts for less than 25% of emissions with industrial and commercial heat and power now making up the largest contribution.

PM_{2.5} has not been recorded for as long nor as widely as NO₂ so trends are not yet well established. However, there have been improvements here also, with sources again moving away from transport towards cooking, heating and power sources. Measurements suggest that concentrations are similar across Marylebone, not just concentrated along major road networks. Policies to encourage the use of cleaner vehicles have made a major contribution to these improvements.

Air pollutants generally can adversely affect our health therefore governments and the World Health Organisation (WHO) continue to study the impact of a range of pollutants on our well-being. New, tighter Objectives for PM_{2.5} have recently been set by the government in line with the WHO guideline of 10 µgm⁻³ to be achieved by 2040. Current predictions suggest that these levels will be attained across most of London by that time but new policies will be required to achieve them.

The Marylebone Forum states that they will continue to prioritise air quality and will examine and propose a range of measures that, together with their focus on

sustainability and net zero carbon emissions, will help to improve our local environment. Measures include encouraging local businesses to transition away from gas, oil and wood for energy to alternatives such as air-source heat pumps and electric vehicles.

WCC and Sustainability

Westminster Council has also identified our buildings as responsible for an increasingly high percentage of the air pollution figures.

Councillor Matt Noble, cabinet member of climate action, regeneration and renters at Westminster City Council, said: “Westminster has some of the highest levels of carbon emissions and air pollution in the UK, largely due to it being a dense urban area with a mostly older building stock. We have set the bold target of being a net-zero city by 2040, but this is only achievable if we urgently tackle emissions from commercial buildings, with property owners and businesses of all sizes fully committed to this goal.”

Marcus Geddes, chair of [Westminster Property Association](#) and managing director, Workplace at Landsec, said: “Westminster is the beating heart of London and in order to continue to attract businesses and people from all over the world, it must also lead the way in becoming a sustainable city.”

Retrofitting older buildings will play an increasingly important role in this. Other key recommendations in Westminster’s Sustainable City Charter, which was launched in November, include delivering energy efficiency improvements such as switching to electric heating and committing to a clear waste reduction plan.

WCC Declares Ecological Emergency

More news on the climate emergency front: in September a majority vote at a full council meeting (with the conservative group abstaining) declared an Ecological Emergency in the City of Westminster, “recognising the effects of climate change and development on our natural environment as well as committing the council to further action to protect wildlife and improve biodiversity.”

Four years ago, in September 2019, a conservative Westminster City Council declared a Climate Emergency and committed to ambitious targets including becoming a Net Zero council by 2030 and a Net Zero city by 2040. The now labour-led council now wish to include Westminster-owned parks and green spaces with new environmental commitments for nature and wildlife in the city. The alternative view from the conservative group is that this work was already ongoing without the need for any new declarations.

Around 25 percent of Westminster is made up of parks and green spaces although it should be noted a great many of these are not owned by Westminster and therefore will not be affected, including the Regent’s Park, St James Park and Hyde Park.

This resolution commits the council to making its housing estates, parks and open spaces more hospitable to a wide range of plants and animals, and says it will work with local schools, businesses, and community groups to advise on protecting and enhancing habitats.

The council has also received the recommendations of Westminster’s Citizens Climate Assembly. This is the first assembly of its kind in Westminster, made up of around 50 randomly selected residents. The group attended a series of

around 50 randomly selected residents. The group attended a series of workshops during the summer to develop proposals to make Westminster a greener and more sustainable city.

The council is also working on a Green Infrastructure Audit to assess the current condition and quality of green spaces in Westminster. The most recent Open Space Audit data that is available found that only 39% of Westminster SINCS demonstrated 'average to rich' or 'rich' species diversity.

Earlier this year, the council announced £350 thousand of funding for new green infrastructure projects as part of the [Greening Westminster programme](#). This is to enable local resident groups to deliver a series of new green spaces in their communities.

Local Area Energy Planning (LAEP)

Local Area Energy Planning (LAEP) is the process of gathering extensive data on a local area's energy system, and then using this data to model how the current situation could evolve to create a fully zero-carbon energy system by a given date. The final LAEP report will include key actions and priority projects for the council to support and/or implement across different parts of Westminster – e.g. North Paddington, West End etc.

A Local Area Energy Plan is a data-driven piece of work to identify the more cost-effective pathway to net zero carbon across a given area, with the final plan setting out detailed steps that need to be taken across key themes including building insulation, heat decarbonisation, renewable energy generation and electric vehicle use.

The development of the plan and findings will be presented at an event for stakeholders with an interest in Westminster's built environment. The attendees will have the opportunity to ask questions, provide feedback and give their input on potential priority projects in Westminster under different emission themes.

We understand that this is to be widened out to residents generally at a later date.

Cavendish Clearout

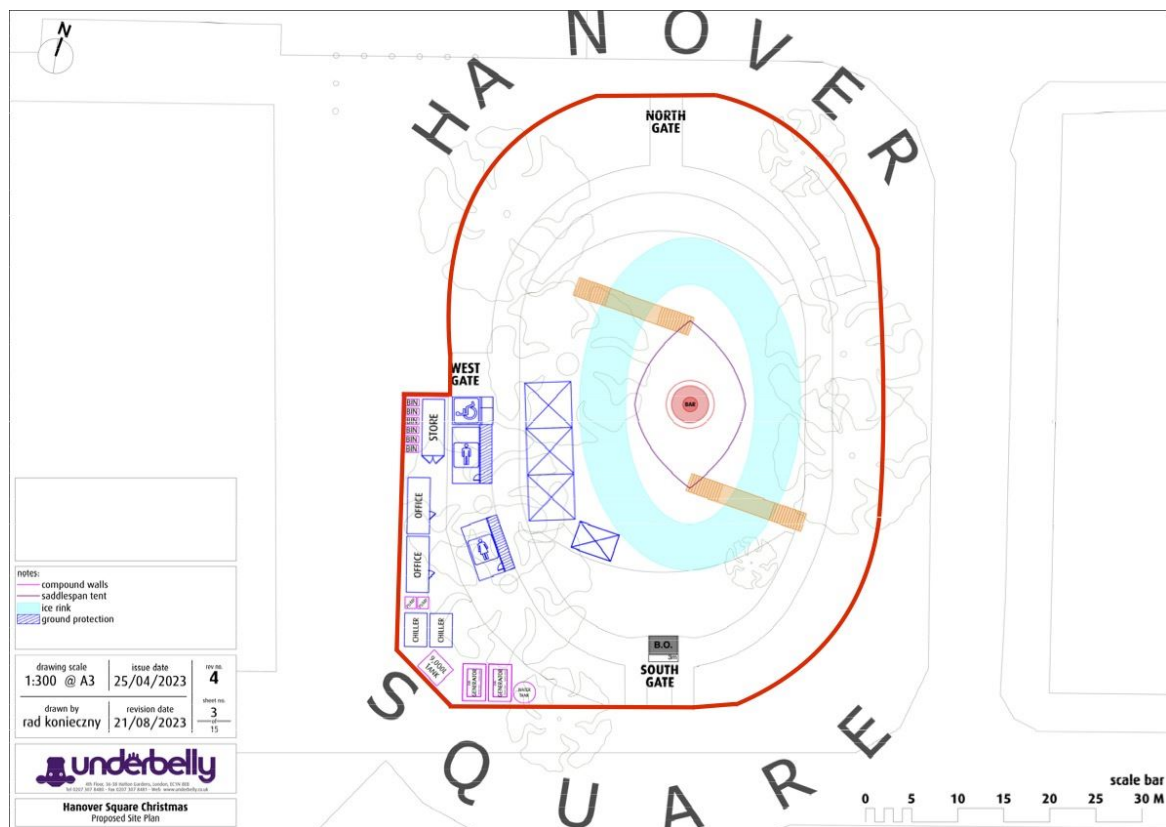


Following the community meeting at the Salvation Army room on Oxford Street, to discuss the issues in and around Cavendish Square, Oxford Street and Hanover Square, reported on in last month's newsletter, an operation to clean up Cavendish Square was carried out a few weeks ago.

The police and immigration joint operation went ahead successfully. One person was deported and another was arrested amid other enforcement activity against crimes. With a promise of increased police resources hopefully, matters will have more chance of being kept under control.

However, as Cavendish Square will soon be boarded up for the next three 3 years or so for building works there will likely be even more pressure on the sheltered areas around John Lewis and environs.

Underbelly Back



Underbelly, the team that brought us the Spiegletent in Cavendish Square two years running, are now back with a new proposition: an application for a licence for a family-orientated Christmas attraction consisting of an ice rink, bar and food stalls. Access to the ice rink will be ticketed, there will be free access to the rest of the site.

Fortunately, this time the destination is Hanover Square Gardens leaving it for our colleagues in Mayfair to deal with.

The organisers say that the event will be managed to ensure it will not have a detrimental impact on the amenity of neighbouring premises' residents. There will be a security operation in place at all times.

The days applied for run from Friday 3rd November- to Mon 1st Jan 24 10 AM TO 10.30 PM and a similar application has been made for the following year.

WCC - Tourist Tax

Westminster City Council has recently proposed a tax on hotels and Airbnb-type lets - the idea being to plough this money back into the area to help deal with enforcement and other issues caused by tourism.

Leader of the Council Adam Hug said: “We are exploring with business partners what an overnight stay levy could look like in practice.....When you consider the impact of events like the King’s Coronation which drew millions to Westminster, this has to be seriously considered.”

The levy would be collected by Airbnb hosts and hotels as an additional expense on bills before then being paid to Westminster in the same way as council tax.

Adam Hug has previously blamed the rise of Airbnb for “creating an uneven playing field” for local hospitality businesses as short-term lets are exempt from business rates and corporation tax: “At one point, a block of apartments in our city had almost as many rooms available for short-term letting as the Ritz has hotel rooms.”

It is not at present clear how imposing a further tax on hotels will be of any particular help to them. Also, whether this will help alleviate the distress to residents that uncontrolled Airbnb lets bring in their wake also remains to be seen. At least there should be less excuse not to properly enforce and regulate these lets once they develop an income stream for the council.

Geoff Barraclough, Cabinet member for planning, said: “Tourist levies are common all over the world. We should have one in London and spend the money helping make the City clean, safe and welcoming”.

Meanwhile, the Government in March said it planned to introduce a register through the Levelling Up and Regeneration Bill to help councils identify and take action against problem landlords or noisy or disorderly holidaymakers.

A Department for Levelling Up, Housing and Communities spokesman said: “The Government legislated in the Levelling Up and Regeneration Bill for a registration scheme for short-term lets in England to help local authorities manage these lets in their area.”

City Alfresco Extended





Pubs, bars, cafes and restaurants in the City of London will be able to continue offering ‘al fresco’ dining well into next summer, after the City of London Corporation agreed to extend pavement licences to hospitality businesses, up to September 2024.

There are currently 176 live licences, all of which are expected to reapply using the extended provisions. In July 2020, the government introduced a temporary pavement licence scheme to support the hospitality sector in its recovery from the effects of the pandemic.

City of London Corporation has since opted to extend the scheme, year on year.

James Tumbridge, chairman of the City Corporation’s licensing committee, said: “As footfall continues to rise post-pandemic, ‘al fresco’ dining has made a fantastic contribution to the buzz in the City as visitors, workers, and residents enjoy the numerous dining options we have to offer.

“Our vision for the Square Mile’s vibrant offer is to maintain this liveliness. We want to ensure our premises can, where it is appropriate, make use of the outdoors. Extending these licences is just one of the many ways we are supporting business.”

Montagu Court Aerials Refused



To the near-universal relief of residents in and around Montagu Square, the application by Cornerstone Telecommunication Company to install some rather large and unsightly aerials incorporating the latest 5G infrastructure on the roof of Montagu Court has been refused.

This comes on the back of a very similar application that was comprehensively rejected last year, again submitted during a holiday when many were away.

rejected last year, again submitted during a holiday when many were away. Montagu Court, although not listed, was built by the famous architect Richard Seifert and it is adjacent to listed buildings and lies in the Portman Estate Conservation Area.

The proposed design has hardly gone out of its way to accommodate itself to the aesthetic of the area; on the contrary, its industrial design, which would have been highly visible, lacked sensitivity and quality. A more thoughtful and considerate approach may have improved the applicant's chances. There are many nearby sites outside the Montagu Square conservation area that could host this type of industrial infrastructure and it is odd that this site was chosen in the first place.

Mousehole Nursery to Close



The Mousehole Nursery is located in Elizabeth House at 23 Devonshire Street. It has been running for over 30 years in the heart of Marylebone - is part of the University College London Hospitals Trust. Unfortunately, the decision has been taken by the Trust to close it down next year, when the existing lease expires. However the Landlords, the Howard de Walden Estate have told us they are keen to encourage them to stay and have offered a lease renewal, as before, at a peppercorn rent - so the reasons behind the UCLH decision are not entirely clear.

The parents, most of whom are healthcare professionals at UCLH, are fighting hard to convince the Trust to keep the nursery open. As part of that fight, the nursery appealed to local people to help them by sending letters of support for the nursery to the Trust, spelling out how important a nursery like Mousehole is for Marylebone.

Virtual Parking Permits

We are now in the final year of paper permits. On 1st April 2023, following approval from the Cabinet Member, the City Council moved to a fully virtual permit operation.

Ever since these schemes first came into operation, WCC has issued physical, paper permits. However, over the years the service had begun to rely on virtual/digital permits for example in the issue of motorcycle permits for use in

virtual digital permits, for example in the issue of motorcycle permits for use in motorcycle bays, trade permits, Parking Identifier Badges and other dispensations.

WCC say that this will achieve a £25 thousand operational saving every year in printing and administration costs, as well as reduce the potential for permit fraud.

For operational reasons, Westminster white disabled badges will remain paper-based as will hospital permits and WCC Housing-administered off-street estate parking permits.

Automatic Off-Sales Extension to Stay

When licensed premises were closed under Covid rules in 2020 they were granted an automatic extension to off-sales to serve customers takeaway drinks - linked to the temporary pavement licensing regime.

The rules allowed restaurants without an off-premises licence to sell drinks to take away without having to apply to the council for permission. These rules were originally due to stay in place until 30 September this year (having previously been extended twice). The Government proposed making the rules permanent and completed a detailed consultation and based on the responses it received they initially announced the scheme would not be extended. That decision was subsequently reversed - ostensibly to allow pubs to continue to be able to sell take-outs.

This decision will not be of much help to pubs, as nearly all of them are licensed for off-sales and so are able to sell takeaways already. But other establishments selling alcohol will benefit- with the potential nuisance to residents that could bring.

Good for the drinks industry generally maybe, who lobbied hard for this, but of little help to pubs, and none to residents.

Howard de Walden Values Dip



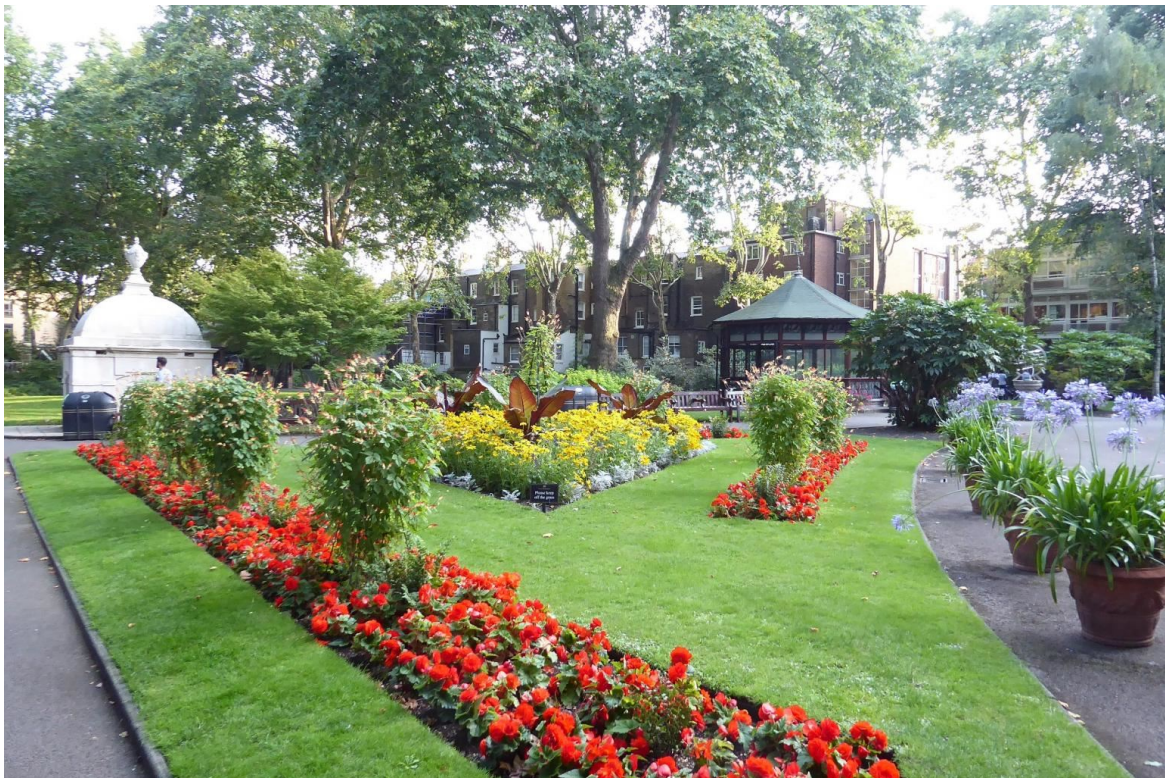
The Estates Gazette have reported that falling real estate values have driven the Howard de Walden Estate to a pretax loss of more than £100m. A year ago the Estate made a profit of £199.8 million. However a property revaluation resulted in a nearly £200 million drop in its property values which was the reason for almost all of its pretax loss of £102.3m.

However, the value of the estate is still a hefty £4.45 billion and despite the paper write-down, the company saw around a 10 per cent increase in income across its portfolio, with the estate's revenue profit before tax increased by 16.7% from £64.2m to £74.9m.

Howard de Walden chief executive Mark Kildea said: "Our efforts and strategy remain focused on growing long-term sustainable profits and meeting our sustainability requirements."

The Howard de Walden loss is part of a wider drop in commercial property values. Offices in London have lost almost a fifth of their value over the past year, significantly higher than equivalent blocks in other European countries. On average, London office values have dropped 17.1 per cent since summer 2022, having fallen in each of the past five quarters, data from BNP Paribas shows.

Update on Paddington Street Gardens



Westminster City Council reports that there has been work going on behind the scenes to bring together the initial components for the Paddington Street Gardens project:

"In order to make some meaningful progress on this issue and to secure a more comprehensive understanding of the entire site (north and south gardens), we are researching the possibility of obtaining full-site surveys covering every aspect of the site from its history through archaeology, infrastructure, utilities, landscape, and current usage, etc. Everything is to be included in this exercise that may prove useful in terms of evidence-based research that can ultimately feed-in to a comprehensive stakeholder and community group consultation process to help determine future appropriate enhancements and improvements to this extremely valuable and popular public space." Amanda Scott, Relationship Manager - Parks and Green Spaces

To commission the survey information, WCC are working in close collaboration with the Harley Street BID team and the church diocese to take the project forward at this preliminary stage. Four professional consultant teams have been selected to tender and returns have now been received for evaluation which are currently being assessed.

WCC has had initial discussions with the Marylebone Forum to seek support for an application for Neighbourhood CIL funding to contribute towards survey costs,

which the Forum has submitted. The outcome for Neighbourhood CIL approval is expected to be communicated in January.

Thereafter the next phase of the project will be a comprehensive stakeholder and community group engagement programme that will be developed in principle during this first phase of research and advertised after all the surveys have been completed and reviewed.

Along with the Neighbourhood CIL submission, the parks team have made an application internally within the council for capital funds for the construction and delivery of the playground. Again the outcome of this will be communicated to WCC in late January. If successful, the internal capital funding will be available for five years which should be more than sufficient to complete the project.

Noise Complaints



Westminster has recently undergone a restructuring of its noise service, but they have assured residents that noise complaints and their response remains very much a priority, and it is looking to improve the service it delivers to residents and businesses, focused on resolving complaints at the source. The restructuring will not reduce the number of officers who will respond to noise. The main changes are as follows:

The number of specialist Noise Environmental Health Officers (EHO) will remain at eight, which is the same number we have now. These officers will be focused on resolving repeat and complex noise cases, in conjunction with partner agencies and stakeholders.

WCC are moving our current noise Environmental Health Officers to a different working pattern to allow them to respond to complaints and also to ensure that they are working during office hours so they can progress issues with partners, such as housing providers, and the police for example. WCC say this will enable them to tackle the noise at source and prevent its recurrence.

The council are also introducing a dedicated noise manager and an experienced principal noise officer to support the delivery of the service. This will enable them to have a senior leader who will be responsible for ensuring the quality and consistency of our noise response from Environmental Health Officers and City Inspectors.

The number of permanent City Inspectors is being increased to 80, who will be

able to respond to noise complaints. City Inspectors have been responding to noise complaints again since 2018.

There will be a 24/7 City Inspector team working across the city to respond to out-of-hours calls, in addition to a ward based team who work from 7 am until 7pm.

Liberal Democrats Select Rob Blackie



In August the Liberal Democrats announced Rob Blackie as the party's candidate for the 2024 London mayoral election.

Mr Blackie, a digital marketer who advises start-up tech companies, served as former party leader Charles Kennedy's director of research during the Iraq War.

The party will be hoping to improve on its record in recent mayoral contests. In the last three mayoral elections, the party has come fourth, with the Greens beating them to third place.

At the last election former London MEP Luisa Porritt secured just 4.4% of the vote for the Lib Dems. The party has failed to gain more than 5% of the vote in the past four elections, losing its £10,000 deposit each time.

Next year's election will be the first time that a first-past-the-post system is used to choose the Mayor, following changes brought in by the government.

Labour's Mr Khan will be seeking a historic third term, while the Conservatives have selected London Assembly Member Susan Hall as their candidate.

The Greens have chosen Hackney councillor Zoë Garbett, while Howard Cox, founder of the Fair Fuel UK campaign, is the candidate for Reform UK - previously known as the Brexit Party.

The election will be held on 2 May 2024.

Marylebone Diaries September



Artist Andy Leek and The Portman Estate have collaborated to create a public art trail titled 'Find the Words'. A fantastic installation which takes the form of uplifting messages and phrases which pop up around Marylebone. Brixton-born Andy certainly has put a smile on residents' faces and has brightened up our days.



Sharing our stand with the Met Police

We welcomed our fantastic police to The Farmers Market giving out advice to residents and we enjoyed seeing Cllr Barbara Arzymanow and John Zamit, Chair of SEBRA when they stopped by to see us.





Montague Square Summer Garden Party

The Summer party was open to residents and non-residents, children and families and it was a very special afternoon and evening. With the late warm Summer sun everyone enjoyed it. With face painting and balloons for the children to champagne from Home Grown and Home House and fabulous music for the adults. The Marylebone Project also had a stand and it was great to catch up with them. Many residents came to it from Mayfair and Barnet. Cllr Barbara Arzymanow was in attendance as well as Tushna Ghadially from Mums and Dads and Marylebone Association committee members.



New and Noteworthy

Diba Persian Restaurant is coming to Marylebone. We are looking forward to authentic Persian cuisine. In Persian DIBA means a fine silk thread and good home cooking is the thread that connects us all. Ganni is a Danish women's fashion brand and has arrived at the top of the high street.

Spotted!

Actor Damien Lewis has been spotted rambling around the high street looking very dapper indeed.

New Business Members

Daniel Galvin



58-60 George Street, London, W1U 7ET

Daniel Galvin say they are delighted to have become members of The Marylebone Association.

Their first hairdressing salon was located on George Street in 1978, so they have witnessed first-hand the growth, development and vibrancy of Marylebone over the decades. Their current salon is located at 58-60 George Street and houses a 100 strong team of highly skilled Colourists and hairdressers who cater for not only local residents, businesses but also clients from outside of London and overseas. They offer complimentary consultations, so MA members are invited to pop in for a friendly chat anytime.

Bossa Restaurant



4 Vere Street, London, W1G 0DG

Sleek Brazilian restaurant Bossa opened its doors on the border of Marylebone and Mayfair in the Summer 2023 to much acclaim. The restaurant – headed up by Chef Nilson Chaves (ex-Oteque, Rio de Janeiro) takes a fine dining approach to traditional Brazilian flavours and dishes whilst an eclectic and extensive wine list completes the offering.

The high-ceilinged dining room boasts a wide bar, an excellent spot for pre-dinner drinks, serving a range of cocktails leaning heavily on Brazilian favourites such as Cachaca and Acai. In the corner of the dining room is a private dining area seating up to 15 guests.

Whether it's a casual gathering with friends, a long lunch or a formal business engagement, Bossa's new lunch menu is the ideal place to explore Brazilian cuisine and exceptional wine. Reservations are now open for dates from September 5th onwards and can be made via the Bossa [website](#).

They are offering MA members 25% off food when they book (lunch or dinner). In

They are offering all members 20% off food when they book (lunch or dinner). In addition they are now offering a lunchtime set menu from Tuesday through to Saturday.

The menu features a selection of highlights from the A La Carte menu and will change weekly. Reservations can be made via the website or call 020 3062 5844. Guests should use the code OCT25 when booking a table

Announcements

Christmas Lights



To celebrate the beginning of the Christmas season, Marylebone Village has announced details of their brand new sustainable Christmas lights display, and their 'Merry Marylebone' festive switch on event taking place on Thursday 9 November 2023, 3pm – 8pm.

The switching on of Oxford Street's Christmas Lights in London will take place on Wednesday 3rd November 2023 (date not officially confirmed).

Regent Street Consultation Meeting





Meeting to discuss the continuing impact of reduced carriageways on Regent Street and impact on Soho, Mayfair, Marylebone and Fitzrovia. At St Anne's Church, 55 Dean Street Soho London W1D 6AF on Thursday 9 November 2023 18:30 - 21:00.

The reduced carriageway scheme was introduced as a temporary measure in 2021 to allow for COVID distancing and was planned to be removed in the summer of 2022. The temporary measure has now been made permanent subject to possible unspecified changes in 2026. The council is running a consultation but there are concerns about the process. This meeting is to discuss people's views on congestion, access for emergency vehicles, service and deliveries - to the neighbourhoods that are immediately adjacent to Regent Street - namely Soho, Marylebone, Mayfair, Fitzrovia and St James. If you want to speak at the meeting let us know.

The event is free for paid up members of the [Soho Society](#) and the Marylebone Association. Speak to the relevant society to get the promo code and sign up [here](#).

St Marylebone Church Lecture Series



The fifth talk in the free lecture series is focused on the surgeon and entrepreneur, Sake Dean Mahomed (1759-1851).

The event will take place in the crypt of St Marylebone Church at 6:30pm on Wednesday 4th October 2023, and will be led by Dr Florian Stadtler, lecturer in Literature and Migration in the Department of English at the University of Bristol. There will be a small bar with snacks.

Tickets can be booked [here](#): 2023 Lecture Series or email events@stmarylebone.org

Chiltern Railways

Chiltern Railways residents briefing – Marylebone Station
Thursday 9th November, 18:00 – 19:30

Location: Lecture Theatre 17, Sammy Ofer Building, London Business School @
The Old Marylebone Town Hall, 117 Marylebone Rd, London W1H 1FP
Registration [Link](#).

Chiltern Railways is delighted to invite you to join Nickie Aiken MP and your local Westminster City Councillors to a public meeting, to discuss their plans to decarbonise and modernise their operations at London Marylebone station.

Chiltern have recently taken steps to improve air quality including using recycled vegetable oil to fuel their locomotive trains, reducing carbon emissions by up to 90%. Chiltern's 2030 Vision for modernisation was also launched in July 2023. This includes ambitious plans to introduce a fully decarbonised set of trains onto their network by 2030. Chiltern have recently been given permission by the Department for Transport to look at technical solutions for a fleet of decarbonised trains to run on their short distance commuter routes from London Marylebone to Aylesbury and High Wycombe.

Chiltern would also like to brief you on their plans to regenerate Marylebone station and the surrounding local areas, working closely with the Baker Street Quarter Partnership and Westminster Council.

Chiltern Railways on track for a greener future with vegetable oil powered trains
Chiltern Railways 2030 Vision | Chiltern Railways Agenda: 18:00 – Doors open for light refreshments

18:30 – Welcome from Nickie Aiken MP 18:40 – Update from Richard Allan, Managing Director at Chiltern 19:00 – Update from Penny Alexander, CEO of Baker Street Quarter on placemaking plans

19:10 – Panel Q+A with Nickie Aiken MP, Richard Allan, Westminster Councillors and Baker Street Quarter CEO Penny Alexander.

If you do have any questions about this event then do not hesitate to contact Chiltern Railways on stakeholders@chilternrailways.co.uk. Please pre-register using the [link here](#) and joining instructions will be confirmed closer to the time.

Association Events

COFFEE MORNING

Wednesday 11th October at 10.30am

Streathers Solicitors, 44 Baker Street, W1U 7AL

Streathers Solicitors have kindly offered to host a coffee morning for us, headed up by Annmarie Jones, whom some of you will know as she, together with other colleagues, have attended various MA events. Teas, coffees and pastries will be provided and they will give a small presentation discussing Wills and Lasting Powers of Attorneys. This is an excellent opportunity for anyone who feels perhaps their Will is out of date or maybe their Lasting Power of Attorney is no longer appropriate to have a chat with no strings attached. Places need to be booked so please email lois.german@manlebone.org or telephone 0207 487

booked so please email liz.german@marylebone.org or telephone 0207 487 2706.

FUTURE EVENTS

Wednesday 13th December at 2.30pm

The Wallace Collection Afternoon Tea

Details and booking information will be in the November Newsletter.

Regular Events

BOOK CLUB

Monday 2 October at 6.30 pm

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

October's book: Empire of Pain by Patrick Radden Keefe, examining the history of the Sackler family

November's book: The Magician by Colm Tolbin

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 9th October at 6.30pm

The Larrik, 32 Crawford Place, London W1H 5NN

Continuing with our regular bi-monthly pub evenings at this cosy, warm and welcoming gastro pub with great food, wines, beers and cocktails. Everybody is welcome so do come along whether you are a regular or new to our pub evening, where you will be greeted by our hostess for the evening Ann Marie Johnson.

SCRABBLE CLUB

Tuesday 10th and 24 October 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.

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

If you have news get in touch by emailing news@marylebone.org

[Unsubscribe](#)