

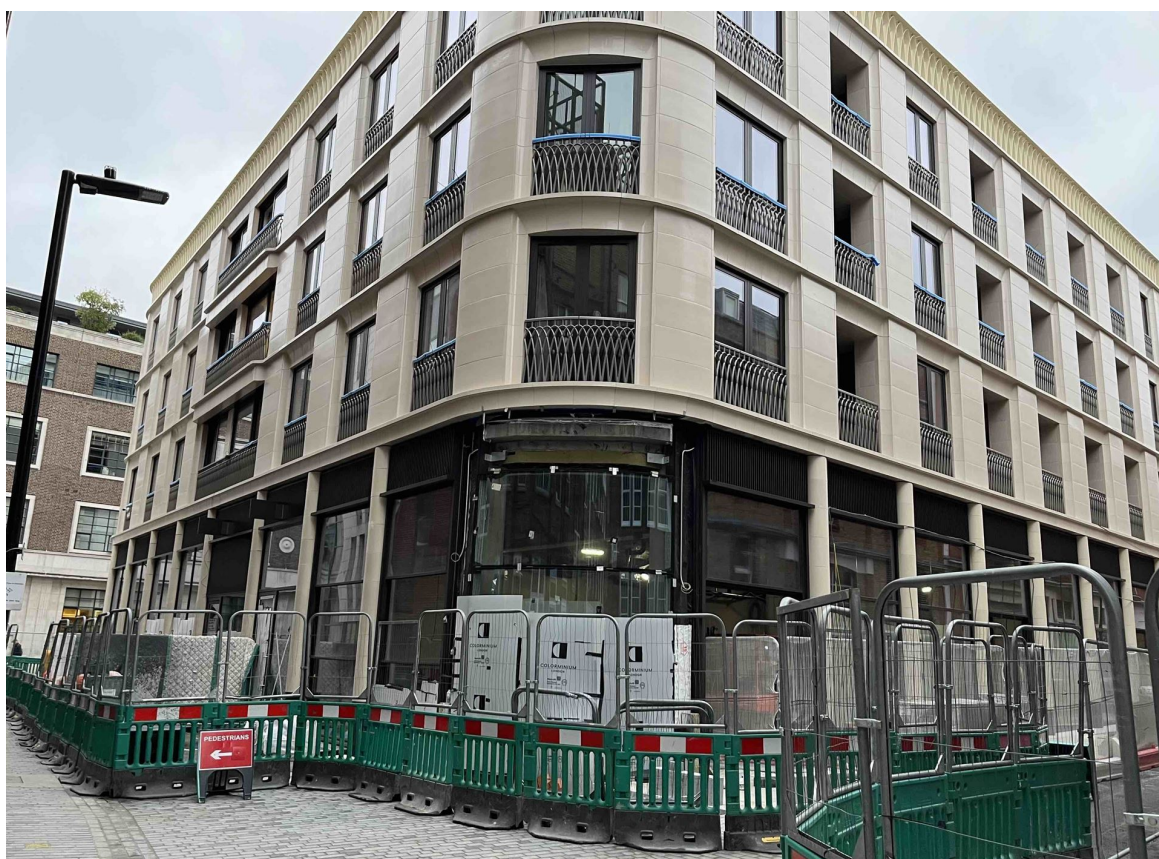


Marylebone Association

Newsletter September 2023

Dear {Contact_First_Name},

Marylebone Square Community Space Threatened



Are we about to lose our new community space - before it has even opened?

There is still pending an application to amend the original planning consent in order to take back the ground floor community hall, originally to be granted to WCC on a 125 lease at nominal (peppercorn) rent for community use. See our [June Article](#) on this.

The Developer wants instead to grant a lease of the equivalent area in the basement, and disappointingly, this now appears to be the favoured option by WCC. It is, therefore quite possible that the 3000 square foot space on the ground

floor of the development- given to the community just in 2016 for the primary use of the Farmers' Market may now be lost to us.

As the Farmer's market is to stay on Aybrook Street, the developer wishes to recover the Hall, and swap it for an equivalent space in the basement. But of course, it is not equivalent - it is not comparable to the ground floor position at present assigned under the S106 agreement.

If the developer takes back ownership of the Hall, he will still have to let this out for community use - but at the full market rent. So that the sort of community use that most of us envisage for the Hall will not be viable.

The problem appears to be financial - if WCC do not accept the present proposal- then they will be faced with the refurbishment costs of turning the ground floor space, originally designed as a community hall into a viable community space. However, as we have previously pointed out, money for this could be made available from the Neighbourhood CIL - i.e. money already received from developer contributions marked for expenditure in the area.

The developer's proposal further allows him to take back another 3000 sq ft for retail use, previously allocated for community medical use - as he says that he can find no viable medical use for this space.

In return for swapping the spaces, there would be a fit-out of the basement area for the use of local schools, but this hardly compensates for the loss to the wider community of the ground floor community hall.

All things considered, the present application is unacceptable. The developer has already gained from the S106 agreement- by being able to build more flats to sell at a full market rate than he would otherwise have done: in return for the ground floor community hall and medical use in the basement, the affordable housing element was reduced from 33% to 25%.

So we have already lost the amount of affordable housing we should have had in this development - are we now also to lose the Community Hall and medical space allocated in compensation?

The application is likely to be listed to be decided by the planning committee sometime in October.

See our objection to the development [here](#) and what our ideas are [here](#).

Submit your views to WCC [here](#) or email Adam Jones ajones4@westminster.gov.uk

Park Lane Cycle Lane Permanent

Whilst we all would like to see less traffic and less pollution in the West End, and we think that cycling has an important role to play in this, it is equally the case that a cycle lane in the wrong place can actually aggravate the present problems rather than help reduce them, and there is no better example to be found of this than at Park Lane.

After 2 years of blocked traffic in order to accommodate the expected influx of cyclists which never came, even TfL was unable to ignore data showing that the demand and usage of the new cycle lane was originally overestimated.

This left TfL with little option other than to say they would reconsider the scheme. However, what that meant in practice was another consultation would be carried out.

The consultation ran for a period of seven and a half weeks, between October and December last year, in order to: "Allow stakeholders and the public to influence our final decision about the scheme."

If only they could: local authorities & statutory bodies, with the notable exception of Westminster City Council who welcomed it, chose to, depending on their level of diplomacy, condemn it with faint praise and reservations, or just condemn it.

From the bus companies, businesses, hauliers, taxis, and other drivers, estates associations, forums and resident associates - the responses ranged from a few expressing various reservations to the majority completely against.

The taxi drivers, who hate the scheme, responded in detail. The LTDA sounded like they have had just about enough of TFL- they were particularly incensed about the foolishness of the whole thing- and they should know, their members have to use it on a daily basis. They say that the scheme has displaced traffic to other areas of Westminster and Kensington and Chelsea. The group raised the difficulty explaining to passengers just why their journeys had become more expensive and took longer.

They also raised concerns with the consultation survey, suggesting that it included loaded questions with no clear option to oppose the scheme being made permanent. They felt that TfL had consulted on a predetermined outcome, and also questioned the data supporting cycling numbers. This has all a very familiar ring to it.

The United Cabbies Group also fiercely objected to the further clogging up of traffic. But at least the taxis can use bus lanes. How much worse for other road users such as the Road Haulage Association (RHA) who reported the "self-imposed bottleneck" had resulted in significantly increased journey time and costs.

There were plenty of other businesses and stakeholders who wrote in to oppose it. There would have no doubt have been even more where it not for the fact that many know it would be pointless, as indeed it was, for in time-honoured TfL fashion- all were ignored

Of course, yet again the cycling lobby came to the rescue of a deeply unpopular scheme, enabling TfL to muster just sufficient figures to scrape past the winning post. All 624 of the cyclists formulaic template responses were counted individually.

Over 3000 responses were received in total, and unsurprisingly the consultation picked up far more responses from bus passengers and cyclists 56%, 53%, than it did from car users and residents 38% and 37%.

Even after all that TfL only managed 31% support with 30% raising concerns that the scheme has a negative impact on traffic congestion, including displacement of traffic to other nearby areas.

Hardly a ringing endorsement. Yet, in a decision that will surprise no one, TfL announced that after "careful consideration" of all consultation responses, "we have decided to retain the changes we made to Park Lane permanently."

All in all another typical TfL consultation, overriding all objections to achieving precisely the result they wanted in the first place.

Reproduced below is the summary of responses:

- 31% of respondents stated general support for the Park Lane scheme & vision
- 30% raised concern that the scheme has a negative impact on traffic congestion, including displacement of traffic to other nearby areas
- 22% suggested that it is preferable to cycle in Hyde Park than on Park Lane
- 22% suggested to remove the cycle lane and the scheme altogether

- 17% raised concern that the scheme reduces air quality in the local area
- 13% raised concern that the new infrastructure is not used
- 13% made suggestions for connections to other cycle lanes or expansion of the scheme to link with other cycle infrastructure

Oxford Street Consultation Ends



Another consultation on Oxford Street is hardly likely to set residents' pulses racing, there have been quite a few of them over the years and we would not be surprised to find the rate of response from those living nearby turns out to be rather low.

This is unfortunate, for although the widespread perception that the threat of an Oxford Street closed to traffic has now gone, there is still a lot of detail in the new proposals, some of which could have a negative effect on our area.

We are particularly disappointed that, so far, the present scheme is hanging on to the idea of permanently paving over all the bus lay-bys, which will mean that buses will have to stop in the middle of the street in order to take on and off passengers.

There are a total of 6 bus stopping areas proposed between Marble Arch and Oxford Circus eastbound, and 5 going west. That's a lot of stopping - and a lot of delayed traffic!

The delay will be to passengers in other buses behind, and also to taxis and other vehicles permitted there, which unlike the buses can divert. Our concern is that they will move onto already cluttered side streets if there is a significant delay or increase in traffic on Oxford Street.

Further, there will be an obvious increase in bus journey times for all those buses diverted to avoid turning at Oxford Circus.

The proposals are based on current levels of traffic on Oxford Street which for a variety of reasons is at an historic low. But we are already starting to see an increase in traffic and it is dangerous to base a massive permanent infrastructure project on the presumption that traffic levels will not increase further.

In tandem with this proposal, there are various road changes to the parallel route through Marylebone and Fitzrovia. It is proposed to introduce two-way traffic on Mortimer Street and along the north of Cavendish Square and Cavendish Place to Wigmore Street. This will in effect create a parallel east-west route to Oxford Street - from Marble Arch in the west to Goodge Street in the east.

There are also various “minor” road revisions that give us cause for concern- the proposed closing of James Street which at present allows traffic to cross Oxford Street into Gilbert Street will for instance put more traffic on Wigmore Street.

Our full consultation response can be seen [here](#).

Art Museum for Oxford Street?



Westminster Council is hoping that the proposals for wider pavements, redesigned crossings and new trees from Marble Arch to Tottenham Court Road (see above) will bring well-known brands back to Oxford Street following the closures of flagship stores such as Topshop and House of Fraser.

They must therefore be delighted with the proposal for a new museum by Moco at No 1 Marble Arch which would showcase work by artists such as Banksy, Tracey Emin, Andy Warhol, Yayoi Kusama and Damien Hirst.

Retail would have traditionally been more profitable in this location but the building's landlords, the Portman Estate, have said that they have had no retail interest on the lower floors and demand for office space has fallen across the area:

“Amid a backdrop of widespread vacancy and poor quality temporary occupiers dominating the western section of Oxford Street, the Estate recognises that now more than ever, Marble Arch is in need of a transformative anchor letting that will

boost footfall and reinvigorate occupier confidence.”

Moco runs two other galleries in Europe. The first opened in Amsterdam in 2016. The company say this one would “complement” the ‘Frameless’ Immersive Art space, the Wallace Collection and Serpentine gallery nearby, helping to turn the area famous for shopping into a must-visit destination for art lovers.

Plans for the Moco Museum will go before Westminster City Council later this year. Also, IKEA and HMV have already confirmed they will be opening shops in the street, although IKEA have now announced a delay to their planned opening, so it seems that things are starting to look up for Oxford Street.

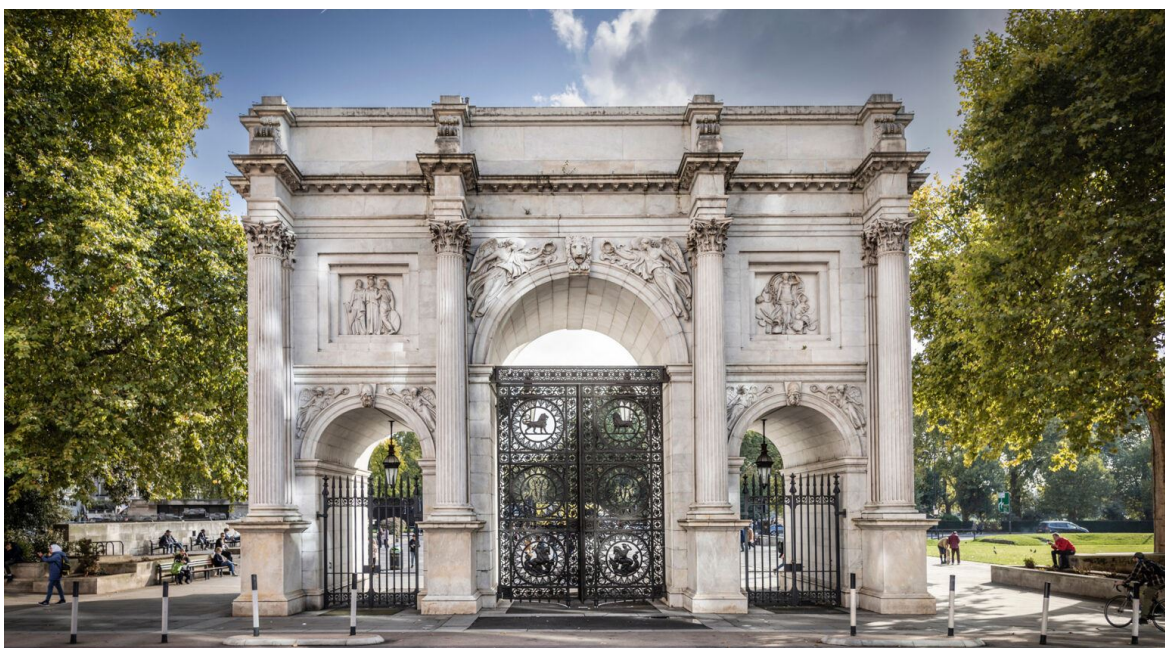
M&S to Appeal

The saga over the Marks and Spencer’s Art Deco building on Oxford Street continues with the launch of a legal challenge in the High Court against Michael Gove’s decision in July to stop them demolishing it - see our [August Newsletter](#). This has become something of a test case which could help influence the outcome of future applications for wholesale demolitions.

Westminster Council originally gave planning consent for M&S to redevelop the whole site, but this was later called in for review. Now they claim that the communities secretary has “wrongly interpreted” planning policy in which Gove ruled that the demolition would cause harm to the setting of surrounding listed buildings and failed to demonstrate that the total demolition was compliant with current policies on restricting carbon emissions.

The High Court will now need to rule on the application to bring a judicial review of the Communities Secretary’s decision. If they allow it then this will usher in many more months of uncertainty over the building’s future.

Marble Arch Makeover



The scaffolding has once again appeared around Marble Arch, this time over the

Arch itself, not for any further "attractions" in the area, but for conservation, repair and repainting. Damage has been caused by weathering as well as from traffic pollution - the acids found in polluted air react with the calcite in the stone and cause gradual erosion.

The major refurbishment also includes a general cleaning to the metal gates, outer marble and roof, plus a replacement for any missing pieces of the structure.

The estimated timescale for the work is around a year.

Marble Arch was designed by John Nash - first completed in 1833 it was originally located outside Buckingham Palace as an entrance to the rebuilt courtyard there. It was taken down in 1847 and rebuilt in its current spot in 1851 in time for the Great Exhibition in Hyde Park.

The interior was turned into a small police station, which existed up until the early 1960's. It is rarely open to the public now, but may be back on view after the works are completed.

Urban Mining at House of Fraser



Meanwhile, still on Oxford Street, the former House of Fraser is the site of an innovative approach to recycling which could well have a bright future.

Developer FORE Partnership is salvaging 100 tonnes of 1930s steel to re-use in an office development which will make up 20 percent of the total steel in the new office.

Fore believes it is the 'first time' pre-Second World War steel will be used in a UK construction project.

This 'urban mining' will apparently save an estimated 48 tonnes of CO2 when compared with using new steelwork – equivalent to driving a car around the earth 50 times.

Basil Demeroutis, managing partner of FORE said "We think it will represent the largest percentage of a London office development made using reclaimed steel, and we are unaware of any other commercial project where the structure is made re-using 100-year old steel."

Cavendish Square Solves Vagrant Problems - by Closing for 3 Years!



Our 3 local West End Ward councillors held a meeting in August about the intractable problem of Cavendish Square with its beggars and vagrants. However, it did little more than confirm that the problem really was intractable.

As the only green space open to the public in the south of Marylebone, the square should be a boon for residents and workers in the area. Unfortunately for many years, it has been anything but. When not housing the noisy and unsightly Spiegeltents, it is the home to a vagrant population who live and beg in this area of central London.

This meeting was called to establish what can be done about it and for this initiative our local West Ward councillors are to be applauded.

The meeting heard that although Westminster Council own the Square and have various powers under the London Squares Act to control and monitor it, all this goes for very little in the face of persistent and recalcitrant lawlessness.

We heard that enforcement was not a realistic option when a single officer is faced by 20 or so aggressive beggars. The only answer is police backup.

No police officers were present in the room but a neighbourhood officer for Oxford Street, and Fitzrovia attended online. From him, we heard, or just about heard, as it was a very poor connection, that lack of resources meant that there was little effective help that could be given. Resources are stretched by many demands on police time; the serious disturbances just across the road on Oxford Street itself on the 9th of August being a clear example of where the majority of police efforts were going.

were going.

We also heard from a local magistrate in the audience about the difficulty, if not total pointlessness, of taking these people to court. Swathes of time were tied up in a process that resulted in no effective sanction because fines were unenforceable against the offenders (and deportation not an option apparently even when they were shown to be here illegally).

As Councillor Fisher said, there was a problem at the top, too little effective action was being taken which fed down to affect us all.

It was difficult to see many rays of light in the whole sorry saga and one felt the sense of general powerlessness in the face of persistent petty law-breaking - as we have for so long now with the equally persistent pedicab problem.

Altogether a well-meaning process that left us feeling there were no real answers.

Although there was one - albeit hardly satisfactory. It was that the square would be closed in November for 3 years to allow for a massive redevelopment, scooping out a series of extra basements below the ones already there for more shopping and perhaps medical facilities, neither of which appear in obvious shortage.

So once again rampant overdevelopment saves the day. except of course that it will just create another problem, clog up the area and impose noise and disruption on the area for another 3 years.

Meanwhile, the Cavendish Square vagrants will just relocate to nearby venues where they will continue to torment even greater quantities of residents.

Plus ça Change.

Great Portland Street Pharmacy Raids

In a salutary reminder that the small force of police allocated to our area has more to tackle than just ASB - just a few minutes walk up the road from Cavendish Square Square, there has been a marked increase in incidents in and around Great Portland Street recently, with many reports of threatening behaviour and general ASB. Marauding bike riders are common, causing some community members to feel very insecure.

A local pharmacy was raided 2 days in a row in July - in a blatant and aggressive robbery 4 males helped themselves to shelves full of items, with staff helpless to do anything other than stand by and watch. The following day they returned and one of the gang imitated having a weapon in his pocket while attempting to enter the dispensary.

Police have responded by stepping up their patrols in the area but staffing means that the time they can actually spend in any one street is limited. As a result, the Pharmacy has needed to hire a private security guard. But it is a sorry state of affairs and a symptom of the breakdown in law and order when our pharmacies need protection like this.

The Sainsbury's opposite has installed railings on its windows to protect themselves.

However, lawlessness is not confined to this area. The Waitrose on Marylebone High Street has also been raided for high-value items and recently a series of windows were broken in the High Street.

New Threat to Westminster's Heritage

The past decades have seen the march of a series of relentlessly large and ugly developments on the south bank of the Thames threatening to overwhelm the historic World Heritage riverscape on the north side.

Now there is a new threat from a development over the river in Lambeth on what's called the Royal Street site. Here, the property developer Stanhope wants to build five large towers, up to 73m high. The likely further visual impact on the Westminster World Heritage Site is the source of much concern.

Historic England are unhappy: "The proposed development would harm the world heritage site and the ability to appreciate its OUV [outstanding universal value], incrementally obscuring its silhouette and further competing with its intentionally dominant scale on the Thames."

The new development will also encroach on the Lambeth Palace conservation area, Historic England says that "the scale of the proposed replacement buildings is alien to the conservation area and highly intrusive when seen from its important historic open sites."

Westminster City Council is objecting to it and 44,000 individuals have signed a protest petition organised by the local campaign Save Waterloo Paradise.

However, the Royal Street proposals have already been approved by Lambeth council and the Mayor of London, Sadiq Khan. So again it falls to communities secretary Michael Gove, as with the Marks and Spencer's Marble Arch application to give the final verdict- which is expected shortly.

The same test as seen in the M&S planning enquiry would be critical here - whether it is found that the proposed development would inflict "less than substantial harm" on heritage assets. In the M&S case, it was the Selfridges building, in this case, it is the Westminster World Heritage site. If less than substantial, the test is would this harm be "outweighed by public benefits of the scheme." Which in this case incidentally includes a £35 million (section 106) mitigation package.

Meanwhile, also in Lambeth plans for yet another large and bland hotel of 186 rooms on Westminster Bridge Road were refused recently. There are already four hotels within 50 metres of the new building, providing 826 rooms between them. One of these, the Park Plaza Waterloo, is right next to the site.

The committee, in spite of officer recommendation to approve, felt that the 58-metre building was too tall, and also raised concerns about the impact on local heritage sites.

Trains to Run on Vegetable Oil





A few eagle-eyed readers spotted that last month's news on the HybridFLEX trains at Marylebone Station was in fact rather old news

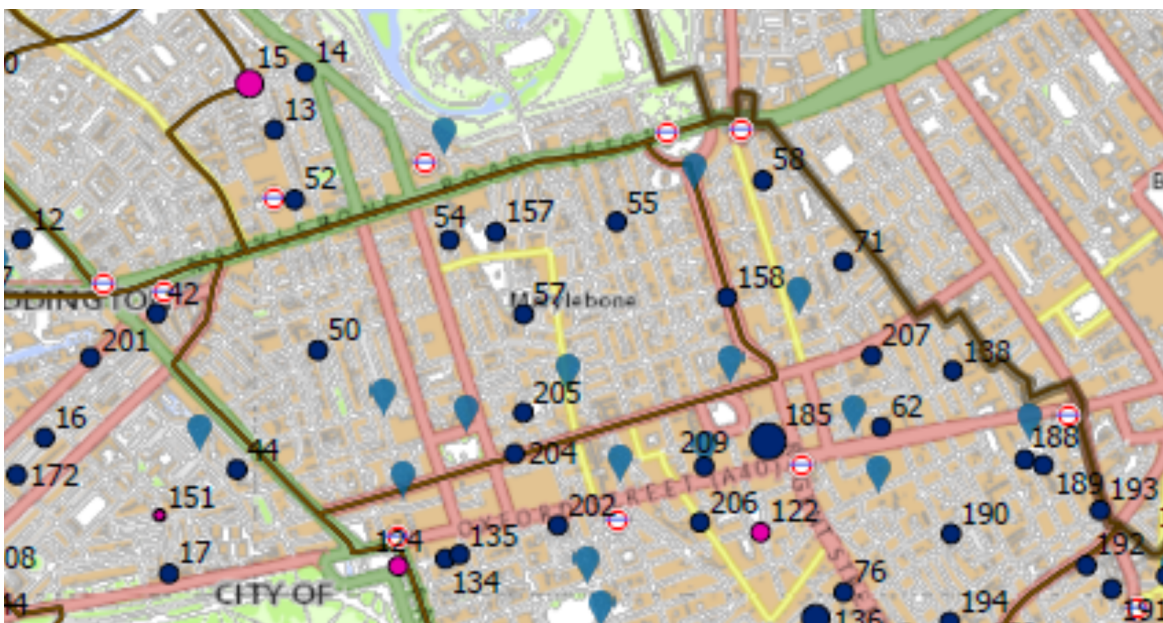
Well, this month we have something rather more up-to-date.

Chiltern Railways have announced that its Class 68 locomotive-hauled trains will be powered with a new fuel, HVO, derived from used cooking oils, tallow and other recyclable wastes, rather than conventional diesel, reducing the impact the trains have on the environment and air quality across its network.

HVO can reduce greenhouse gas emissions by up to 90% and air particulates by 85%. A fossil-free drop-in alternative to conventional diesel fuel, HVO contains few impurities and burns cleanly. It can reduce other emissions such as NOx and Carbon Monoxide, depending on engine type and usage.

Although HVO fuel is more expensive to buy than conventional diesel, Chiltern says that it has decided to switch as part of its plan to modernise and decarbonise its operations.

Dockless Bikes Bay Locations



Dockless bikes can offer a convenient cycle hire option for those that work, live or visit the city. However, there are significant concerns about rider and pedestrian

safety, street cluttering of vehicles on the pavements and a lack of consistency in approach across London.

Westminster City Council is to designate approximately 220 bays for both dockless bike and e-scooter parking across the city to "Provide our residents, businesses and tourists access to on-demand dockless bike hire within Westminster."

In total, the bay network proposed will offer approximately 3,000 parking spaces for both e-scooter and dockless bike parking, with the e-scooter capacity likely to increase from 850 to 1,200. The total fleet size for dockless bikes in the borough is proposed at 1800 vehicles in designated bays. No dual use bay will permit more than 6 e-scooters to maximise capacity for dockless bikes.

The proposed scheme for dockless bikes will run alongside the rental e-scooter scheme which has been implemented in the borough for 2 years, with the existing trial across England being extended to continue until 31 May 2024.

The recommendation from officers is that all bays be established via Experimental Traffic Orders to allow for flexibility regarding both bay locations and either an increase or decrease in demand.

There are some concerns about where these bays are to be put and the additional parking pressures that may result from the re-utilisation of these bays. The proposed locations of the new bays both for bikes and scooters are to be found in Appendix D and E at the end of the [Cabinet Members Report](#) - although the maps are not clear enough to determine their exact positions.

Langham Estate Sell-Off



27 of the 200 buildings that comprise the Langham Estate concentrated in and around Great Portland Street are to be put up for sale, as reported by React.

The entire Langham Estate totals 2.1 million Square Feet across 13.8 acres of the West End, valued at around £1.6Billion.

The properties up for sale are a mixture of directly let offices, retail and residential flats, all clustered around the northern end of Great Portland Street.

The estate dates back to 1925, when the Howard de Walden family sold 40 acres in Fitzrovia. Hong Kong entrepreneur Tak Lee bought the estate in 1994 for £76M.

For several years, Tak Lee also owned a quarter of the shares in property company Shaftsbury which owned Carnaby Street and a big chunk of Chinatown. He sold the stake in 2020 to CapCo, which owns a significant part of Covent Garden, precipitating the merger of Shaftsbury and CapCo to create Shaftsbury Capital.

They are having a good run at present, with their tenants' takings now 15% higher than pre-pandemic levels. Between January and June, the landlord signed 220 new leases with occupiers at rents that were on average 5 per cent above agents' estimation.

Parking Pressure Persists

About every 5 years Westminster Council carries out a parking survey ([Occupancy Survey Report](#)) over the whole of the borough and this is a critical piece of data then used to analyse the various competing pressures on pressure through the borough.

The results of the latest survey have just been received, the first since 2018.

There are currently a total of 44,931 parking spaces provided by the City Council compared with 44,930 spaces in 2018, a small increase of 1 parking space. However that figure disguises a considerable change over this period.

Overall there are potentially 66,635 spaces across the city when the 21,704 'theoretical' parking spaces on Single Yellow Lines are included in the total. These can legally be used outside the relevant hours of control. This represents a reduction of 2,548 theoretical spaces compared to those recorded in 2018, nearly all on single yellow lines of 2,548. Also over this time, a large number of car parks have also gone for development, although this isn't mentioned in the report.

Since the last Report, WCC say a number of external factors have had a significant effect on vehicle patterns and driver behaviour in the City: Covid and its various lockdowns; the implementation of the UltraLow Emission Zone; and the expansion of the Congestion Charge Zone area.

Further changes have been Westminster generated including: wider footways; improved pedestrian crossings; new build-outs that take the space previously used for car parking; and on-street cycle hangers.

In addition, WCC points out that driver behaviour is "evolving" and over the course of time, it is expected that EVs and other cleaner, less polluting vehicles will become more popular and widespread.

There were no significant changes in residents' bays, pay-to-park bays decreased by 232 and shared-use bays increased by 42. Also at the present time, there are approximately 434 lamp-column charge points for the exclusive use of EV resident permit holders, and their implementation continues.

Parking pressure persists on resident parking spaces in a number of areas of the City (primarily zones B, C and F). Any occupancy rate over 70% is taken as an indication of undersupply in this survey.

Marylebone is in the Zone F area, here the peak demand for resident parking bays, 85%, occurred on Saturday between Midnight and 06:00.

The demand also exceeded 70% during four other survey periods; weekday morning (74%) and daytime (74%), Sunday overnight (77%) and Monday overnight (70%).

The shared use bays occupancy only exceeded 70%, on two occasions, weekday morning (72%) and weekday daytime (78%).

Weekend parking occupancy (especially Sunday) attracts almost as many vehicles as the weekday. The quantity of parking at single yellow lines outside the hours of control appeared to be relatively stable since 2018.

The demand for electric charging points is also high in Zone F- Update on this below.

EV Update

Expansion and improvement of the network of EV charge points in Westminster is continuing. The fourth round of Lamp Column Charge Point (LCCP) installations for residents nears completion and we are around 50 LCCPs away from the planned 1,000 intended from the round 4 programme.

Upon completion, there will be approximately 2,250 LCCPs in total throughout the City of Westminster at a ratio of 3.5 resident-owned EVs to each LCCP.

The programme to upgrade the old fast charging points continues and will result in large-scale upgrade from 7kW units to dual socket 22kW charge points. The programme will increase the number of EV bays in this network by approximately 30, resulting in a fast charger network of 228 bays in total upon upgrade completion, of which 75% will deliver a 22kW output.

Rapid charge point expansion in the city continues with 28 on the public highway with 3 more planned for introduction in the summer.

The focus is on the further expansion in the number of rapid chargers available on the highway.

Cashless Parking

WCC was one of the first local authorities (if not the first) to withdraw its on-street cash payment facilities back in 2009.

WCC has consistently denied that cashless systems discriminate against the elderly or those without a smartphone, saying this has not been borne out by experience. They further claim to have very few complaints and objections in this regard. It may not occur to them that the reason for this is that those without access to the internet, or a mobile phone will find it very hard to even register a complaint.

The City Council also has the option to use scratch cards as a payment method which can be purchased by cash via WCC libraries - not so convenient when late for an urgent medical appointment on Harley Street.

Community Engagement and Consultation

WCC has made strong commitments to giving residents a greater say in how it operates and ensuring consultation is meaningful and genuine. The council has recently published an update on its pledge to improve community engagement: “We have already noted the importance of founding new approaches to service delivery on effective and inclusive engagement with communities.”

However, work on quality assuring significant consultation exercises “revealed very uneven quality across all the consultation exercises being run by the Council often with staff leading them not having relevant and necessary guidance, experience and training.”

The recommendations based on this work are that the council should re-examine and formalise its requirements for consultation and establish a central team responsible for ensuring that all consultation exercises comply with them.

As a result, the council has begun a number of area-based initiatives “aimed at more proactive and inclusive engagement with communities, in particular the North Paddington programme and new Steering Groups for Queensway and Edgware Road.”

“These naturally supplement other existing and important arrangements for engagement with Amenity Societies and local forums and the Council should evaluate and extend them as appropriate identifying good practice but also recognising that different parts of the City may need different approaches.”

“The Council should ensure that its approach to community engagement is planned and delivered in genuine partnership with local voluntary and community sector organisations and not seen as its sole preserve. Voluntary and community organisations often have links into communities that are stronger than the Council’s and should be resourced through funding or secondments to deliver community engagement.”

More about this can be read [here](#).

Pubs Threat

So far Public Houses have remained mostly unaffected by the permitted development right (PDR) changes through which the government have allowed the planning process to be bypassed for various changes of use, which has seen many shops disappear to be replaced by more restaurants.

However, this may be about to change- the Government is consulting on its proposals for High Street Rental Auctions as a means of bringing empty buildings on high streets back into productive use – see [here](#).

CAMRA has drawn attention to the fact that these new rights would withdraw protection that makes the conversion of high street pubs to other uses subject to full planning consent.

The proposals mean that any vacant building on the High Street can be converted without the need for planning consent to any Class E use, or to any use on a list of acceptable high street uses prepared by the Local Authority. Furthermore, the consultation questions whether even prior approval is necessary.

The first of the two proposed PDRs would allow this to happen for the initial lease period of up to 5 years following the High Street Rental Auction.

The second allows the change of use to be made permanent following the expiry of the initial lease period.

The London Forum believes this poses a threat to our pubs and conservation areas: “There is no exemption for listed properties, for properties in Conservation Areas, AONBs, World Heritage Sites etc.

The proposals impose no limit on the size of property that can be subject to such a rental auction; breaking the property up into smaller units and subletting will be allowed. Neither is there any requirement to return the property to its original condition at the end of the initial lease period.

The Marylebone Diary



Why not pay a visit to Evans Cycles on Mortimer Street - it is the closest bike shop to us in Marylebone and quite frankly the best we have ever seen. It truly is a bike world of wonder as you descend the steps into the basement.

There are a huge variety of bikes for all ages and desires. Electric bikes and even clothing and many interesting accessories. There is also a bicycle maintenance workshop for help with breakdowns and tyre changes. The customer service is fantastic with incredibly helpful and knowledgeable staff. The wide range of bikes for children is just brilliant.

James Corden OBE actor and comedian and his family have moved back from the US to Devonshire Place Marylebone and has been spotted around the High Street.

Many residents have complained about the road closures on the High Street and the Farmers Market that are now being squeezed due to St Vincents Street road works. Hopefully, these will finish soon and residents and the market will be free from disruption - at least for a couple of months before the next lot start!

Announcements

Montagu Square Threat

Montagu Square residents have issued the following warning:

“For those who live around Montagu Square, there are two applications for massive 5G base stations and antenna being put on a historic building which will be seen from the street. It’s already been struck down once last year based on it not being appropriate in a conservation area but Cornerstone pushing for an appeal.”

You can object [here](#) and [here](#).

Meeting on Regent Street Carriageway Reduction



The Soho Society have arranged a meeting to discuss the continuing impact of reduced carriageways on Regent Street and the continuing impact on Soho, Mayfair, Marylebone and Fitzrovia.

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.

Date and time: Thu, 9 Nov 2023 18:30 - 21:00 GMT

Location: St Anne's Church 55 Dean Street Soho London W1D 6AF

High Street Survey

Westminster Council Announcement:

Thank you for participating in Westminster Council's High Street Programme engagement to date.

We have been blown away by the huge turnout at our 3 pop up engagement hubs and on street surveys. However we would like to increase our online response, and therefore have decided to extend our public engagement for the High Streets Programme by 3 weeks until Monday 11th September.

We would really appreciate it if you are able to help us with a final push to promote the survey to your mailing list via your social media or newsletters.

The survey can be found [here](#).

Montagu Square Summer Festival



Frameless Late Night





Explore the video-art galleries after hours with an adult only monthly showings.

Experience all four Frameless galleries, as well as an exclusive preview featuring emerging talent from London's digital art community. With bites, drinks and music from

Each Late will kick off a month-long residency in the Blank Canvas gallery by up-and-coming digital artists, providing them with an unparalleled platform for their work.

September's featured artist will be Bristol-based digital artist Lewis Osborne, who is best known for his hypnotic, cartoonish animations. His work is showcased as a digital art experience transporting visitors into another world, inhabited by uncanny characters who interact with surreal, geometric environments, each inspired by the daily toils of life.

Contact and Booking Details

Friday, 1st Sep 2023 6:00 pm - 10:00 pm. £15

Booking details and information at this [website](#).

Freddie Mercury's Personal World - at New Bond Street



This summer, step into Freddie Mercury's personal world at Sotheby's London for a once in a lifetime exhibition showcasing the personal collection of a global icon.

In celebration of Freddie Mercury: A World of His Own, Sotheby's New Bond Street galleries will be transformed with a month-long building takeover. featuring

the collection which has remained at Freddie's beloved home, Garden Lodge, for over three decades.

It's a very large exhibition filling the entire building and will delight any Queen or Freddy Mercury fan.

Contact and Booking Details

More information at this [website](#).

No need to book tickets - just turn up on the day.

1 to 5 September 2023

Location: Sotheby's 34-35 New Bond St, London W1A 2AA

Dogs at the Wallace Collection

The exhibition ranges from Gainsborough to Hockney, taking in a very wide range of mutts along the way, so it undeniably is a very good collection of pooches and pups hanging on the wall.

Opening with what are classic Georgian landed estate portraits of a lord's favourite dogs, it swiftly swerves to the more cute examples of the artist's brush transforming the hunting working dog into a pampered bundle of fluff.

If you like dogs, and more importantly, paintings of dogs, this is a rare chance to see lots of them in one place.

The exhibition, Portraits of Dogs: From Gainsborough to Hockney is at the Wallace Collection in central London until 15th October 2023.

Adult: £14 | Students (18-25): £10 | Concessions: £10 | Young person (12-17): £7 | Under 12s: Free. Tickets can be reserved [here](#).

WCC Flooding Strategy

An announcement from Westminster Council:

Westminster City Council is reviewing its strategies to better mitigate flooding in your community.

Your experience and knowledge about this topic are very important to help us improve our work.

A plan with revised Flood Risk Management Strategies will be issued before the end of 2023, but improved actions depend highly on your feedback on current actions and issues.

We kindly ask your assistance in completing this [short survey](#) and distributing it to residents in your network. It will only take 5 minutes of your time.

Meanwhile on Oxford Street

A new plan, called '[Meanwhile On: Oxford Street](#)' will offer nine units, rent-free, to businesses trying to launch their first store, with some expected to open next month.

This is a collaboration between the council and New West End Company, which and it's not just for retailers, but for anyone who could make use of a high street location – such as to show off their products, exhibitions, or even craft workshops.

The campaign is aimed at businesses looking to launch their first store or physical space, and the chosen firms will be given a prime store location for an initial six-month period. These opportunities will be 100% rent-free for brands, with a minimum reduction of business rates of 70%. Stores will either be available for single occupancy or as a themed concept store shared between multiple brands.

Additionally, the new occupants will benefit from store design, mentoring, management and marketing support from independent retail consultants, Someday Studios, and Westminster City Council.

It's expected to support around 35 brands over three years, with the first store opening autumn 2023.

This is another way to replace 'American Candy stores', which have replaced household names and blighted the area. The scheme says that it will fill empty spaces “previously taken up by low quality occupiers such as American candy stores”. Small businesses that want to, can apply [here](#).

Royal College of Nursing Short Films

A screening of 'Exposed: Nursing Narratives' and short films based on interviews will be followed by a panel discussion.

Anxiety, frustration, guilt and inner turmoil characterised the COVID-19 pandemic for many nurses. For some, this was compounded by racism and discrimination. The pandemic affected the wellbeing of all of us, but this film screening and Q&A focuses on the impact on healthcare staff, who witnessed the loss of patients on a scale most had never experienced before. A screening of Exposed: Nursing Narratives and short films based on interviews carried out by researchers at the University of Surrey will be followed by a panel discussion.

This is an in-person event only.

Thursday, 7th Sep 2023 6:00 pm - 8:00 pm -Free

Booking details and information at this [website](#). Reserve tickets at this [website](#) or send an email to sarah.chaney@rcn.co.uk

New Business Members

**DASHING
TWEEDS**

DASHING TWEEDS

47 Dorset Street, London W1U 7ND. Tel: 020 7486 6882

We are pleased to welcome Dashing Tweeds as a business member - a happy return to the area for its founder Guy Hills:

"I'm very pleased to have just joined The Marylebone Association especially as much of my life has been spent in the area. I now live on the other side of Regents Park, but I do bike into my shop Dashing Tweeds on Dorset Street most days.

I spent the early part of my working life as a fashion photographer and now I'm very much enjoying being on the other side of the lens running my weave based company Dashing Tweeds. We design new fabrics collections twice a year. MA members are very welcome to drop by my shop to view the cloth as well as picking up tweed hats and scarves. We also work with a range of made to measure and bespoke tailors who can tailor fabulous outfits for you in any of our tweeds.

Do drop by for a cup of tea, a look at our collections and a chat about fashion from past to present and future times."

www.DashingTweeds.co.uk

SMART

DENTAL & AESTHETICS

— MARYLEBONE —

SMART DENTAL & AESTHETICS

A new dental and aesthetics clinic opens in Marylebone. Dr. Shaadi Manouchehri, an award-winning cosmetic dentist and facial aesthetic practitioner, has just opened a new clinic in York Street, the Smart Dental and Aesthetic Clinic. On offer is an amazing range of services and skills including general dentistry, hygienist services, cosmetic dentistry, composite bonding, veneers, implants, orthodontics, invisalign, dermal fillers & anti-wrinkle treatment

Dr. Shaadi Manouchehri has dedicated her career to creating beautiful and healthy transformations for her clients. With her exceptional skills, passion for aesthetics and commitment to excellence, Dr. Manouchehri has become a trusted name in the field of cosmetic dentistry and facial aesthetics.

After completing her dental education and training, Dr. Manouchehri embarked on a mission to deliver the highest quality care and transform the lives of her patients through the latest techniques and treatments

Dr. Manouchehri takes a personalised approach to every client, carefully listening to their needs and concerns, and then designing bespoke treatment plans to

to their goals and concerns and then designing bespoke treatment plans to achieve the desired results. She believes in creating natural-looking transformations that enhance each client's unique features and contribute to their overall facial aesthetics.

In addition to her clinical practice, Dr. Manouchehri is actively involved in teaching and is director at the London School of Facial Aesthetics training dentists and doctors in aesthetics.

To find out more, visit her website or book a consultation today and take the first step towards achieving that dream smile.

The Smart Dental Clinic

81 York Street, W1H 1QH Tel: 020 357 62581 or info@smartdentalclinic.co.uk
www.smartdentalclinic.co.uk

Association Events

LATE SUMMER PARTY!

All Business and Residential members are welcome to join us at:

CHILTERN FIREHOUSE

1 Chiltern Street, London, W1U 7PA
Tuesday 12th September at 6.30pm,

This is a unique opportunity to visit the Firehouse and enjoy a late summer party in 'The Laddershed', which in the days when this was a fire station, housed the ladders. Happily an extensive refurbishment has been undertaken since those times, and there now exists a fabulous venue for our event.

We will be served with a complimentary welcome drink followed by drinks and light bites. The cost for this is £50.00 per person including service, with advance payment required. Places still available but need to be booked by 4th September with Lois German on lois.german@marylebone.org or telephone 0207 487 2706

COFFEE MORNING

Wednesday 20th September at 10.30am
The Mandeville London, Mandeville Place, London, W1U 2BE.

Following a successful coffee morning here in April last year, we are pleased to return to The Mandeville London for September. They will welcome us with coffee, tea and pastries all for the excellent price of £7.50 per person, payable to the restaurant on the day.

Places need to be booked by 13th September to allow for catering, so to reserve a place please email Lois German on lois.german@marylebone.org or telephone 0207 487 2706.

MAYFAIR WALK - Lords, Ladies, Musicians and Film Stars

Saturday 23rd September at 2.30pm

Do join us for this walk, rescheduled from March, with Janice Liverseidge, our local Blue Badge Guide, who will be sharing stories and scandal associated with Lords, Ladies, Musicians and Film Stars.

We'll be exploring three famous squares in Mayfair and learning about their history, the residents and the goings on from the 18th Century through to the current day.

Along the way we'll discover more about a mix of musicians (something for

everyone!), a high society church, a hidden gem of a garden, links with America's leaders and not one but three famous or infamous hotels!

We hope you can join us for a fun and entertaining afternoon starting at 2.30pm and expected to last two hours. Cost per person £13.

Limited to a maximum 20 walkers to ensure you all enjoy this excursion, with some places remaining. Open to all members, both Residential and Business, but places must be booked.

To reserve your place please email Lois German on lois.german@marylebone.org or telephone 0207 487 2706.

DRINKS & CANAPES RECEPTION FOR MA BUSINESS MEMBERS

Being held on Tuesday 26th September at 6.30pm. If you have not received an invitation and want to attend please contact Lois German on lois.german@marylebone.org

Regular Events

BOOK CLUB

Monday 4 September at 6.30 pm
The King's Head, Westmoreland Street, W1G 8PJ

September's book: Frostquake: The frozen winter of 1962 and how Britain emerged a different country by Juliet Nicolson

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

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.

SCRABBLE CLUB

Tuesday 12 and 26 September 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.

PUB EVENING

Monday 11th September 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 evening, where you will be greeted by our hostess for the evening Anne Hamilton.

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

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

[Unsubscribe](#)