

# CONSERVATION AREA AUDIT



CHARLOTTE  
STREET WEST

13



City of Westminster

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This report is based on a draft prepared by B D P. Following a consultation programme undertaken by the council it was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on 14<sup>th</sup> February 2002. Published September 2002 © Westminster City Council

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## **PREFACE**

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 52 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

Although this process was first undertaken with the various designation reports, more recent national guidance (as found in Planning Policy Guidance Note 15 and the English Heritage Conservation Area Practice and Conservation Area Appraisal documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries; analysis of historical development; identification of all listed buildings and those unlisted buildings making a positive contribution to an area; and the identification and description of key townscape features, including street patterns, trees, open spaces and building types.

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the first of which is complete. This first stage involved the publication of General Information Leaflets or mini-guides for each conservation area covering in brief a series of key categories including Designation, Historical Background, Listed Buildings and Key Features.

The second stage involved the production of Conservation Area Directories for each Conservation Area. A Directory has now been adopted for 51 of the City's conservation areas and includes copies of designation reports, a detailed evaluation of the historical development of the area and analysis of listed buildings and key townscape features.

The City is now working on a programme to prepare Conservation Area Audits for each of its conservation areas. This will form the third and final stage of the appraisal process. As each audit is adopted as Supplementary Planning Guidance it will incorporate the Directory for that conservation area.

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## **1 INTRODUCTION**

1.1 The City Council has a statutory duty to review the character and boundaries of its conservation areas. The Audit is the third, and final stage of the appraisal process. The overall appraisal strategy is based upon the English Heritage publication Conservation Area Practice.

1.2 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information. This has now been incorporated as part of the Audit providing an Appendix of factual information to the main body of the report.

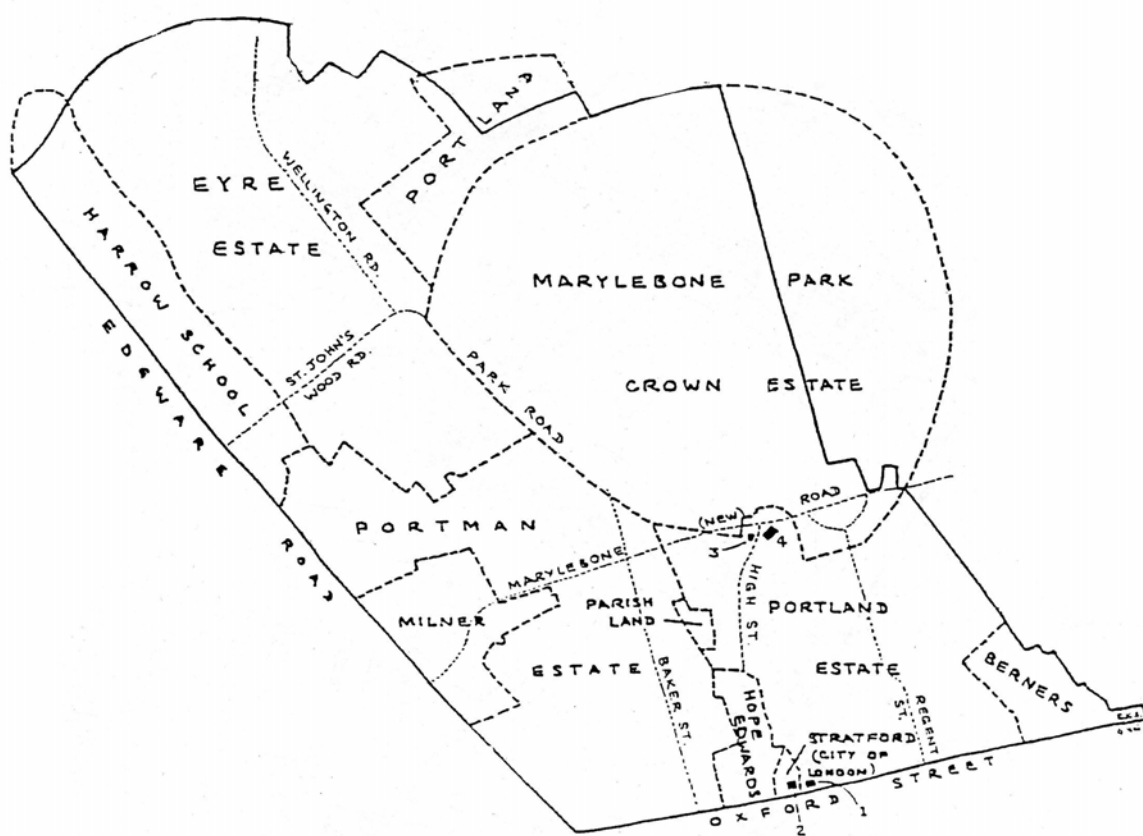
1.3 The Audit describes both the historical development, and character and appearance of the conservation area. It is designed to identify and explain important local features such as unlisted buildings of merit, unbroken rooflines and local views. In addition, the audit also seeks to apply relevant Unitary Development Plan policies to the local context in order to preserve and/or enhance the character and appearance of the area.

1.4 The Conservation Area Audit for Charlotte Street West was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on 31<sup>st</sup> July 2002. The Charlotte Street West Conservation Area was designated on 16 July 1974 and extended on 1 July 1982. The designation reports can be found in the Directory, Section 1, at the back of this document.

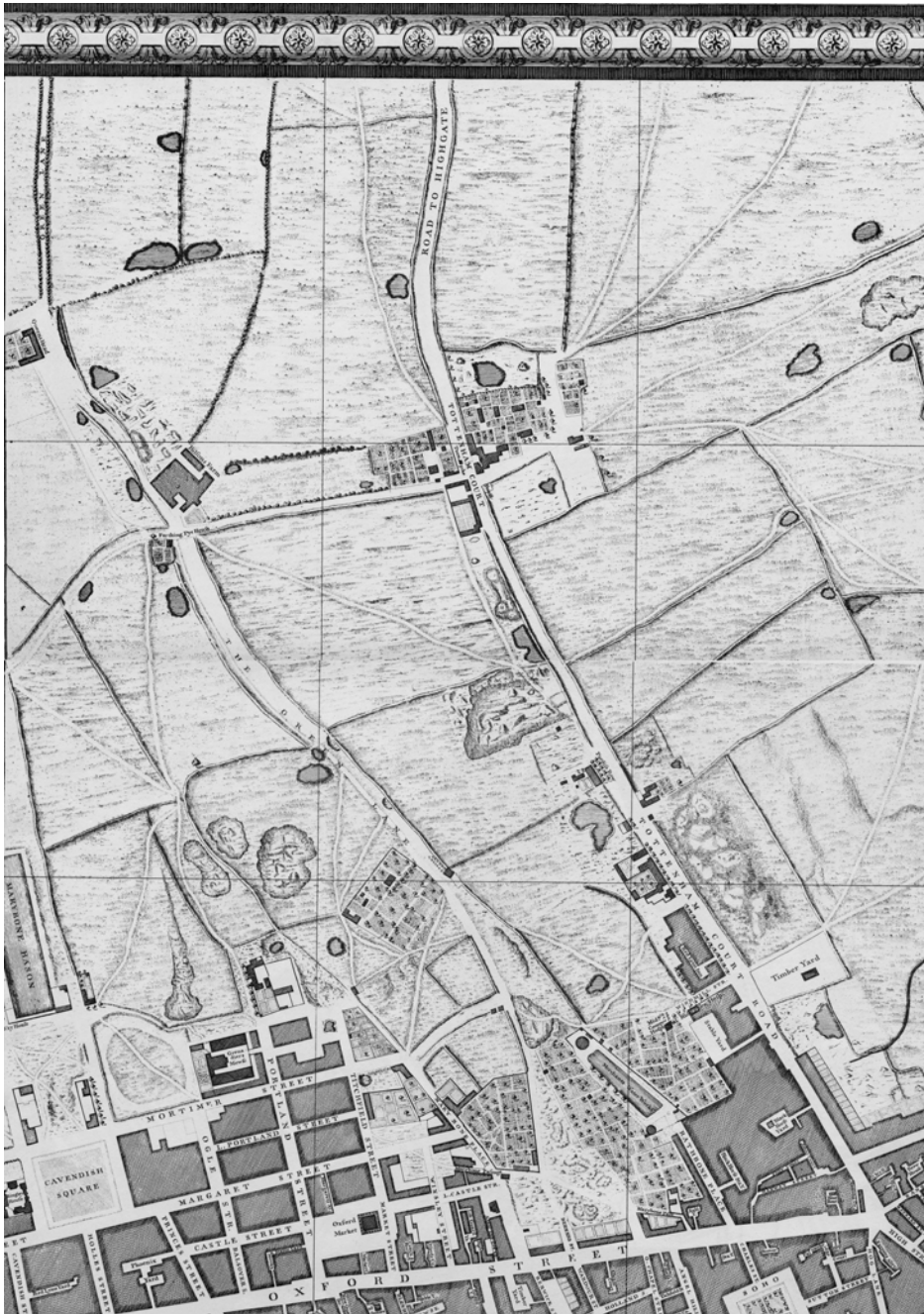
## 2 HISTORIC DEVELOPMENT

2.1 Charlotte Street West Conservation Area is situated within the boundaries of Marylebone, an area once covered by forest and marshland as part of the great forest of Middlesex. There were two adjacent manors in St Marylebone; the Manor of Lillestone and the Manor of Tyburn. Charlotte Street West Conservation Area, together with the eastern half of the borough, falls within the latter Manor.

2.2 In Medieval times the conservation area was in the possession of the Leper Hospital of St Giles, founded by Matilda, wife of Henry I in 1110. The area was still part of a religious foundation, Burton St Lazar, at the Dissolution of the Monasteries and thus suffered the customary fate of being taken by Henry VIII and disposed of to one of his favourites. The estate came into the possession of the Berners family, from Wolverstone Hall in Suffolk, as far back as 1654. The Berners Estate frontage extended from Wells Street to Rathbone Place and stretched as far north as the Middlesex Hospital and Riding House Street. The very eastern tip of Marylebone was once part of the adjoining Manor of Tottenham (Tottenham) at one time owned by Charles Fitzroy, the Duke of Southampton. A number of freeholders were divided between the Berners and Tottenham Estates. **Figure 1** shows the principal estates in Marylebone.



**Figure 1:** The Principal Estates in Marylebone



**Figure 2:** John Roque's Map 1746

2.3 The 'Mary Le Bone Waterworks' were in the possession of Hugh Merchant lessee in 1698, having been established for thirty-six years. They supplied Covent Garden and St Martin's Lane. The waterworks can be seen to the north of Rathbone Place on Rocque's map of 1746, labelled as 'Merchants Waterworks' (**Figure 2**). The plot boundaries and layout of the waterworks determined the pattern of streets and narrow passages as the area became increasingly built up. In particular, the diagonal alignment of Rathbone Street relates to what was once the long reservoir of the waterworks.

2.4 Development of the Berners Estate started at the Tottenham Court Road end in 1718. Thomas Rathbone commenced building there around 1720, giving his

name to Rathbone Place, the northern section of which lies within the conservation area. Rocque's map of 1746 shows the Rathbone Place and Hanway Street corner of the Berners Estate already built (**Figure 2**). In 1739, Thomas Huddle, a Marylebone Gardener, who had been active on the Grosvenor, Cavendish and Harley Estates, began building along the Oxford Street frontage of the Berners Estate. A tablet in Oxford Street reads "Rathbone Place 1718", although nothing of this date remains. The period of fifty years after Rocque's map of 1745 was one of intense development in the area. Between 1746 and 1763, Berners, Newman, Naussau, Eastcastle and Mortimer Streets were laid out.

2.5 A typical 18<sup>th</sup> Century grid of streets was laid out within the existing pattern of ownership. However, this was distorted by the line of Rathbone Street, the north-end of Newman Street and the narrow alleys linking Charlotte Street to Newman Street. The street blocks were set out in small-scale domestic plots for the erection of houses. A number of buildings from the original phase of development survive such as those in Charlotte Place, Rathbone Street, Newman Street and Charlotte Street itself. Charlotte Place, formerly Little Charlotte Street as seen on Horwood's map of 1792-99, (**Figure 3**) is a paved court and was originally designed as two rows of three storey houses. Several of these were later rebuilt and are now four storeys in height with shops below. Newman Street was built up from the 1750's, but nothing of the late 18<sup>th</sup> Century remains except for numbers 26-29 and 33 on the eastern side.

2.6 The site of Charlotte Street Chapel (Percy Chapel), built in 1765 by William Franks, is notable on Horwood's map. Cottrell & Co.'s Victorian Dental Depot was built on this site, following demolition of the chapel in 1867, and has since been converted into a hotel. The pair of listed lamp standards outside this commercial establishment were installed around 1880.

2.7 By 1766, the land north and south of the Percy Chapel was let on building leases. The south-west corner of the "Marquis on Granby Public House" has an oval plate with the initials "SPP 1791" as the building touches the south-west corner of the old parish boundary. Another parish boundary plate of the same date is affixed to the "Duke of York Public House" at the north-west corner of Rathbone Street.

2.8 Charlotte Street is typical of the late 18<sup>th</sup> Century development of the area. It is named after Queen Charlotte and runs from south to north from Percy Street to Howland Street. Only a section of the street is within the conservation area. In 1766, building proceeded on the western side of the street as shown by a lease from the Goodge Bothers to William Franks.

2.9 Horwood's map (1792-99) shows that the section of Rathbone Street extending eastwards to Charlotte Street was formerly called Bennet Street and that, at the time, Newmans Passage was a stable yard. Most of the buildings in this cobbled passage convey an industrial, Victorian character with retained beams, originally used for the hoisting of material up to "hay-loft" doorways. Other passageways in the area include Percy Passage, a cul-de-sac at the bottom of Rathbone Street formerly known as Glanville Mews and the passage into Berners Mews.





2.10 In the late Eighteenth and the early Nineteenth Century, the Berner's Street area had been the centre of Marylebone's artistic quarter. It was the home of many leading painters, sculptors and architects. In the mid Victorian days: Constable, Opie, Benjamin West, Sir William Chambers, Fuseli, Barry and many other names in the arts gave a special distinction to the place. However, by the late 1860s Marylebone was beginning to give way to Chelsea as a centre of artistic activity.

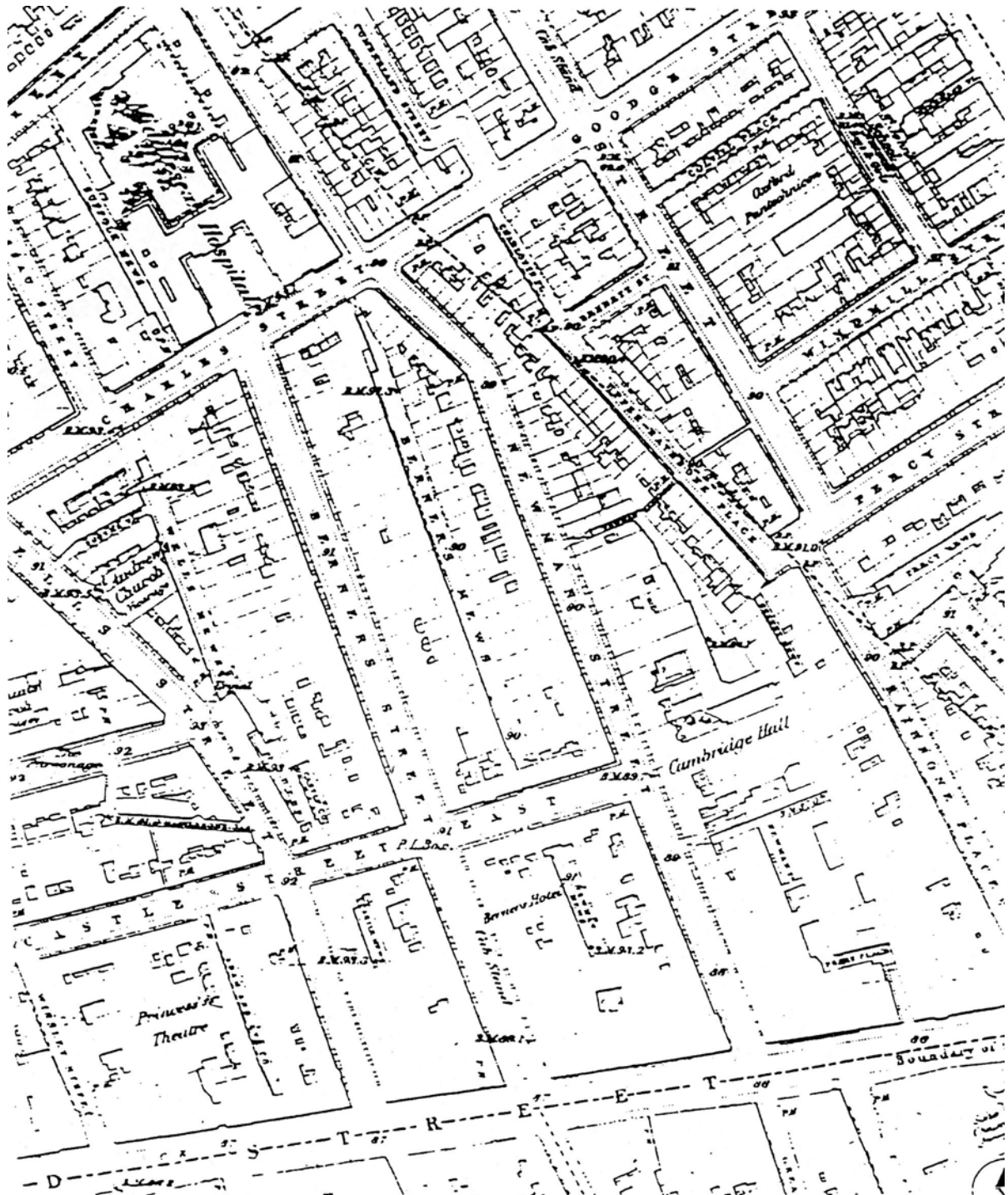


Figure 4: OS Map 1870



Figure 5: OS Map 1914

2.11 By the end of the Nineteenth Century the area was no longer completely residential and development plots were being amalgamated for the erection of larger commercial and semi-industrial buildings or for mansion blocks of flats. Examples of such mansion blocks include the Edwardian Berners Street Mansions and Lancaster Court. The larger scaled redevelopments can be identified by comparing the Ordnance Survey maps of 1870 and 1914 (**Figures 4 and 5**, respectively).

2.12 Developments of later periods have generally been on a larger scale covering amalgamated plots. These can be identified by comparing the 1914 Ordnance Survey map with the conservation area today. There are four large-scale post-war development sites in the area: 23-24 Newman Street, 22-26 Rathbone Street, the Rathbone Hotel and the adjoining bank. Due to the small number of such developments, the historic character of the conservation area still predominates.

### 3 CHARACTER OF THE CONSERVATION AREA

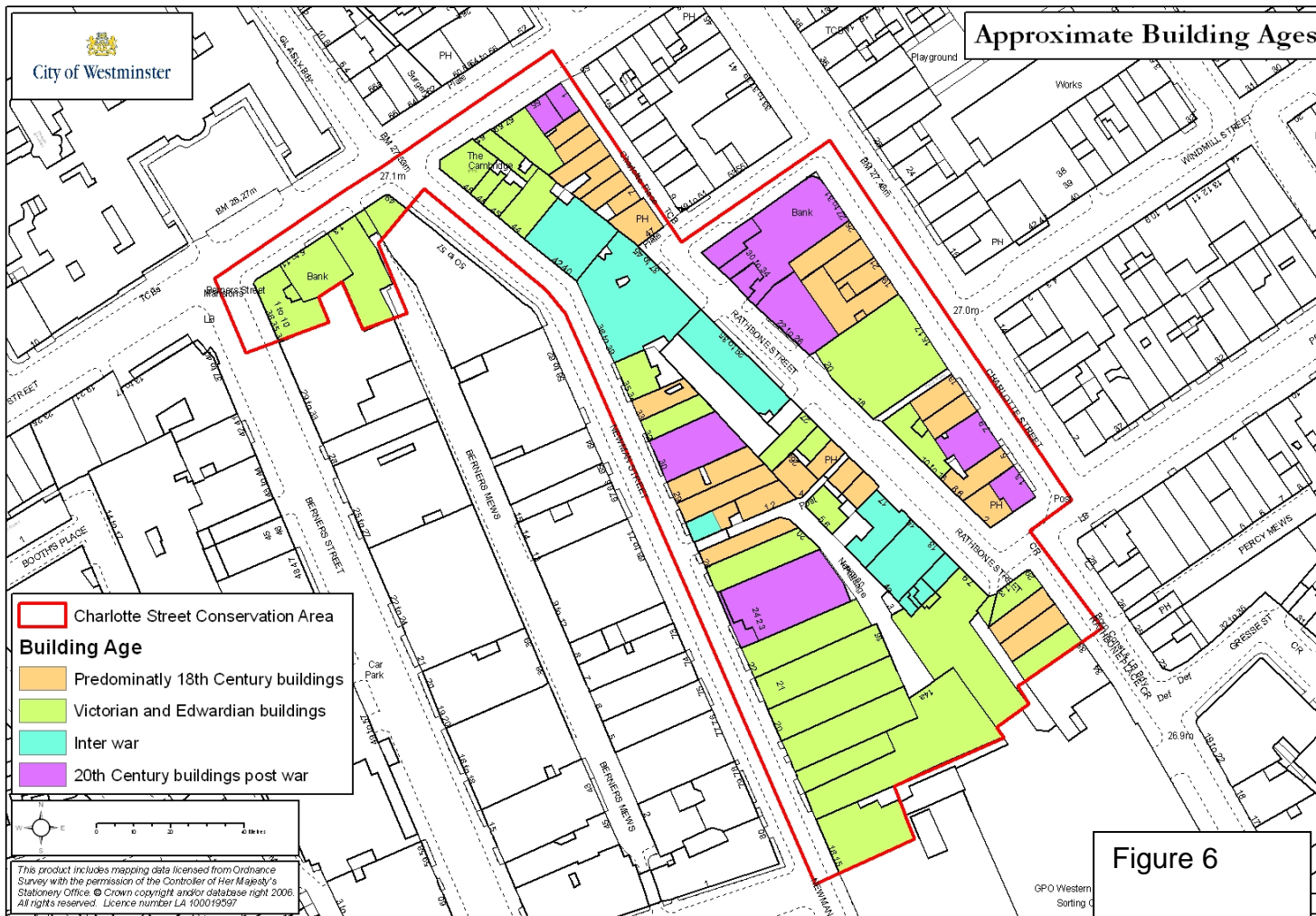
#### GENERAL

3.1 Charlotte Street West Conservation Area is a lively area in the hinterland between two major shopping streets, Tottenham Court Road and Oxford Street. The conservation area occupies part of a larger area of similar character, which falls within the London Borough of Camden. The latter can be described as the Charlotte Street Conservation Area.

3.2 Charlotte Street West Conservation Area comprises an eclectic mix of architectural styles, including Georgian, Victorian and Edwardian development, along with some post war and modern infill (see **figure 6**). This is a result of the piecemeal nature of development within the area. Development is predominantly of small-scale and is composed of narrow street frontages, a reflection of the conservation area's original Georgian character. Buildings are of 3 to 5 storey construction and are largely composed of red brick with stone detailing. The small-scale buildings foster a wide variety of uses including restaurants, specialist suppliers, wholesalers, small offices and a substantial residential population. This variety of uses strongly defines the character of the conservation area. The main streets in the area are linked by a series of narrow pedestrian passages, which are an important component of the urban grain of the area.

3.3 It is necessary to look at specific components of the built fabric of the conservation area in order to gain a full understanding of the character and appearance of the area. This will range from an analysis of views of metropolitan or local importance to the identification of local townscape qualities such as notable shopfronts. Individually and collectively these factors will define the unique character of an area and should be considered fully in the determination of any application.

3.4 The Unitary Development Plan provides the policy basis for the determination of applications and the relevant policy or policies are referred to where appropriate.



## HIERARCHY OF PLAN FORM

3.5 The hierarchy of the street pattern and its interrelationship with the open space network will define the overall framework of an area. Within this the importance of the grain of development in terms of plot patterns and building lines will establish the pattern of the built form. All of these factors will affect the character of an area dictating the scale of development and the level of enclosure.

3.6 For the purposes of the conservation area audits the Council has defined 3 categories of routes or spaces according to a combined analysis of their scale, level of enclosure and the function they perform within the area. These are:

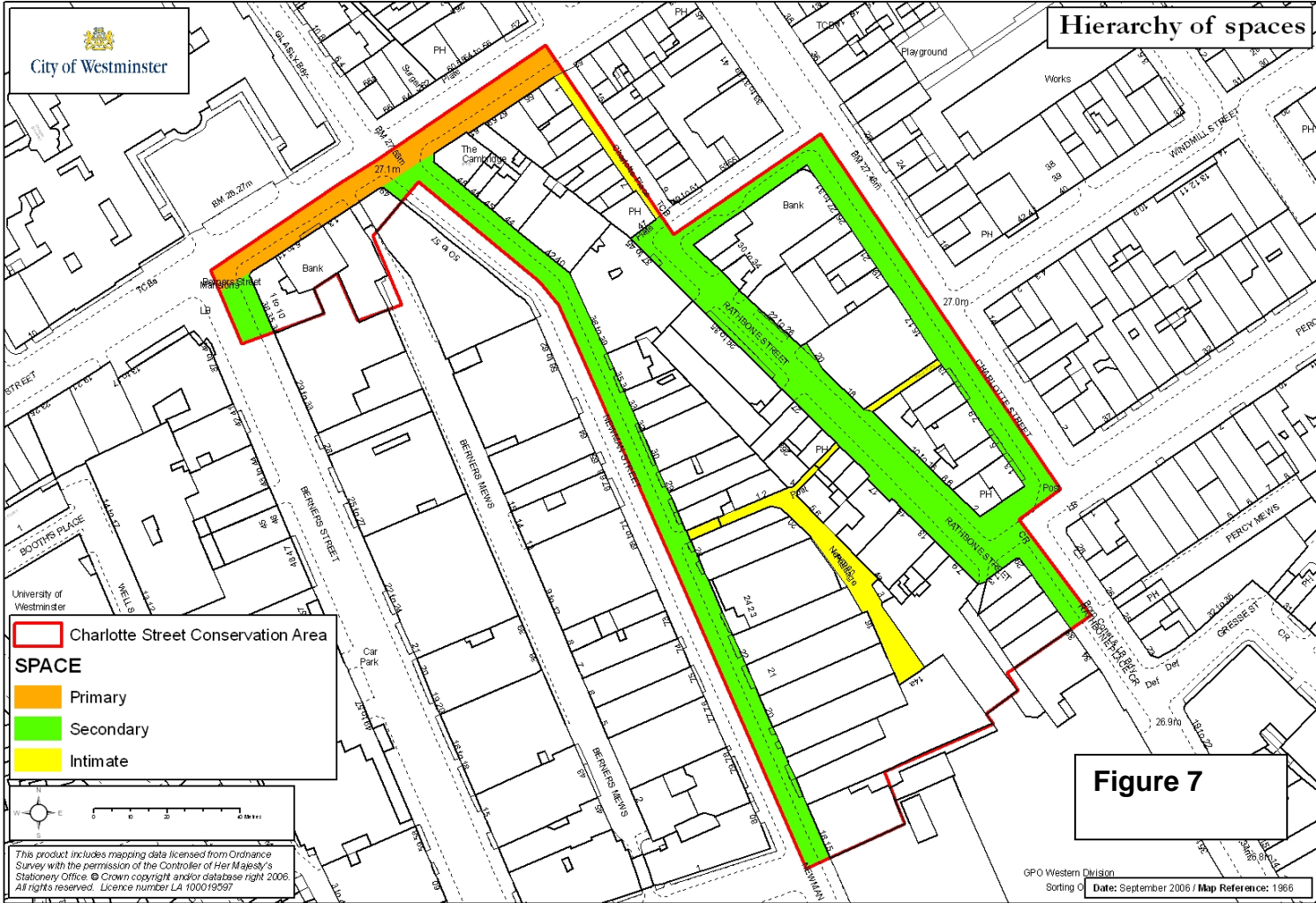
Primary routes and spaces  
Secondary routes and spaces  
Intimate routes or spaces

**Figure 7** shows the hierarchy of routes and spaces within the conservation area.

3.7 The main thoroughfares of Charlotte Street, Rathbone Street, Newman Street and Mortimer Street comprise largely of small-scale buildings with narrow street frontages. The amalgamation of plots in later developments has resulted in a few larger scale buildings; however, the small-scale character of the area still predominates.

3.8 The main north-south thoroughfares of Charlotte Street, Rathbone Street and Newman Street are linked by a network of narrow pedestrian passageways which create an intimate atmosphere between the main roads. Of particular interest is Newman Passage, which opens out into a small cobbled mews. Charlotte Place, the eastern side of which falls into the Charlotte Street West Conservation Area, is a relatively narrow paved pedestrian street, the scale of which is smaller than the primary roads. The area at the southern end of Rathbone Street has a strong sense of place, being quieter and more open than the compact busy routes. The pedestrian environment of Charlotte Place also provides a strong sense of place.

Dominant patterns should be respected and where historic patterns remain these should be protected and reflected in any proposed schemes. Policies DES1 A 2, 5, 6, 7 and DES 12 should be consulted.



## ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

### Overview

3.9 The built fabric comprises of a vibrant mix of architectural styles dating from the eighteenth, nineteenth and twentieth centuries. The eclectic mix of buildings adds visual interest to the area, resulting in a lively townscape. Buildings are typically of 4 to 5 storeys along the primary roads of Newman Street, Rathbone Street, Charlotte Street, Mortimer Street and Goodge Street and of 3 to 4 storeys along Charlotte Place. The majority of buildings in the area have traditional mansard roofs and many along Newman Street have basements. Buildings are predominantly of brick, adding a richness and coherence to the area.

3.10 There are a number of buildings in the area that survive from the original Georgian phase of development, some of which are listed. These buildings form an important part of the conservation area and have played a role in dictating the scale of later development in the area. Later Victorian and Edwardian developments largely respect the original plot widths, if not through scale then through detailed design. Many of these later buildings incorporate ornate detailing with stone dressings, string courses, cornices and other decorative features. Development can be described using two broad categories, residential and commercial.

#### Residential Development

3.11 The Georgian phase of development was residential, composed of brick terraced houses with timber frame sash windows and natural slate roofs. This same palate of materials is reflected in the later mansion blocks which are important components in describing the character of the area. Lancaster Court, the stone Arts and Crafts style mansion block on Newman Street, contrasts with the other properties in the area due to the use of materials. It typifies the increase in scale of later development though its detailed design ensures it remains sympathetic to the character of the area.

#### Commercial Development

3.12 Victorian and Edwardian phases of development predominantly house commercial activities at the lower levels with residential accommodation above. This pattern is reflected by the high ground floors of the properties, many of which retain their original detailing. There are also four public houses from this period three of them in dominant corner locations. Again, buildings are constructed from a similar palate of materials which reinforce the character of the conservation area.

3.13 While the main streets within the area are of similar character, Newman Passage has a character of its own. The small cobbled mews displays a diversity of building types of varying heights, which adds to the charm of the passage. The variety of commercial buildings retain distinctive features such as hayloft doorways.

Any proposal should take into account the character of its context. Policies, DES1 A 3 and 4 and DES3 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions. Policy DES4A should be consulted with regards to respecting adjoining buildings in areas of varied townscape.



## **Unlisted Buildings of Merit**

3.14 There are numerous buildings or groups of buildings that are not listed but are considered to be of particular merit. This may be due to their townscape or group value, their contribution to the overall character of the area, their inherent architectural qualities or historic association. By definition these properties are of particular value to the character and appearance of the conservation area and their demolition or unsympathetic alteration will be resisted.

The unlisted buildings of merit are listed below and can be identified in figure 8.

### **Berners Street**

Nos. 34 to 36 consec (including Berners Mansions)

### **Charlotte Place**

Nos. 2 to 7 (consec)

### **Charlotte Street**

Nos. 5, 15 to 25 (odd)

### **Goodge Street**

Nos. 57 to 61 (odd)

### **Mortimer Street**

Nos. 1 to 11 (odd)

### **Newman Passage**

Nos. 1, 2, 4, 4a, 5, 6, 14a, 15, 16, 17, 20

### **Newman Street**

Nos. 15 to 22 (consec), 25, 26, 32, 34 to 40 (consec), 42, 44, 45, 46, 48, 49

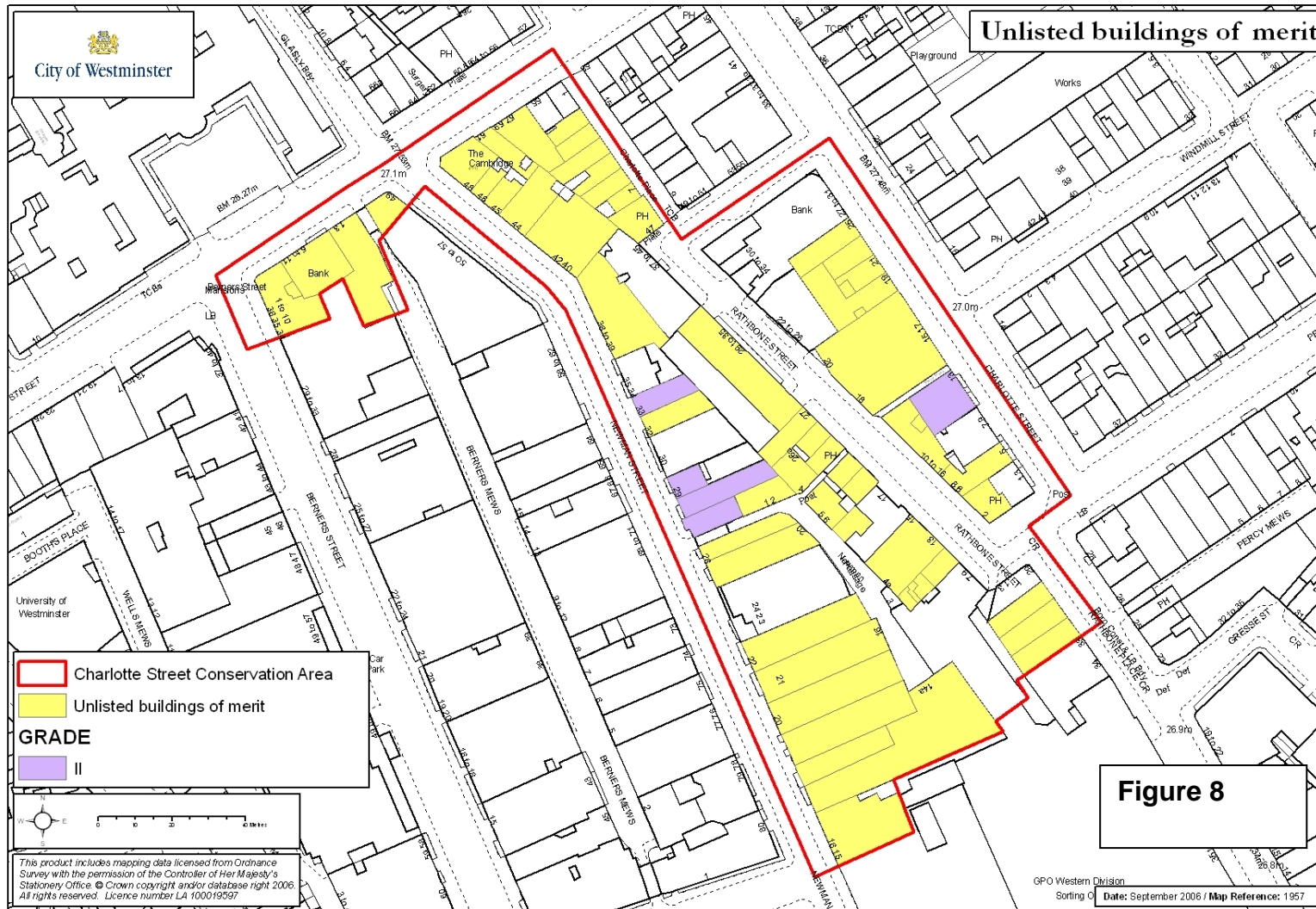
### **Rathbone Place**

Nos. 30 to 32 (consec)

### **Rathbone Street**

Even nos. 2, 6 to 20 (even); Odd nos. 11 to 15 (odd), 19 to 47 (odd)

Policy DES9 2 states that the City Council will seek the retention of buildings which in the opinion of the City Council make a significant contribution to the character or appearance of a conservation area and this would include unlisted buildings of merit.



## Landmark Buildings

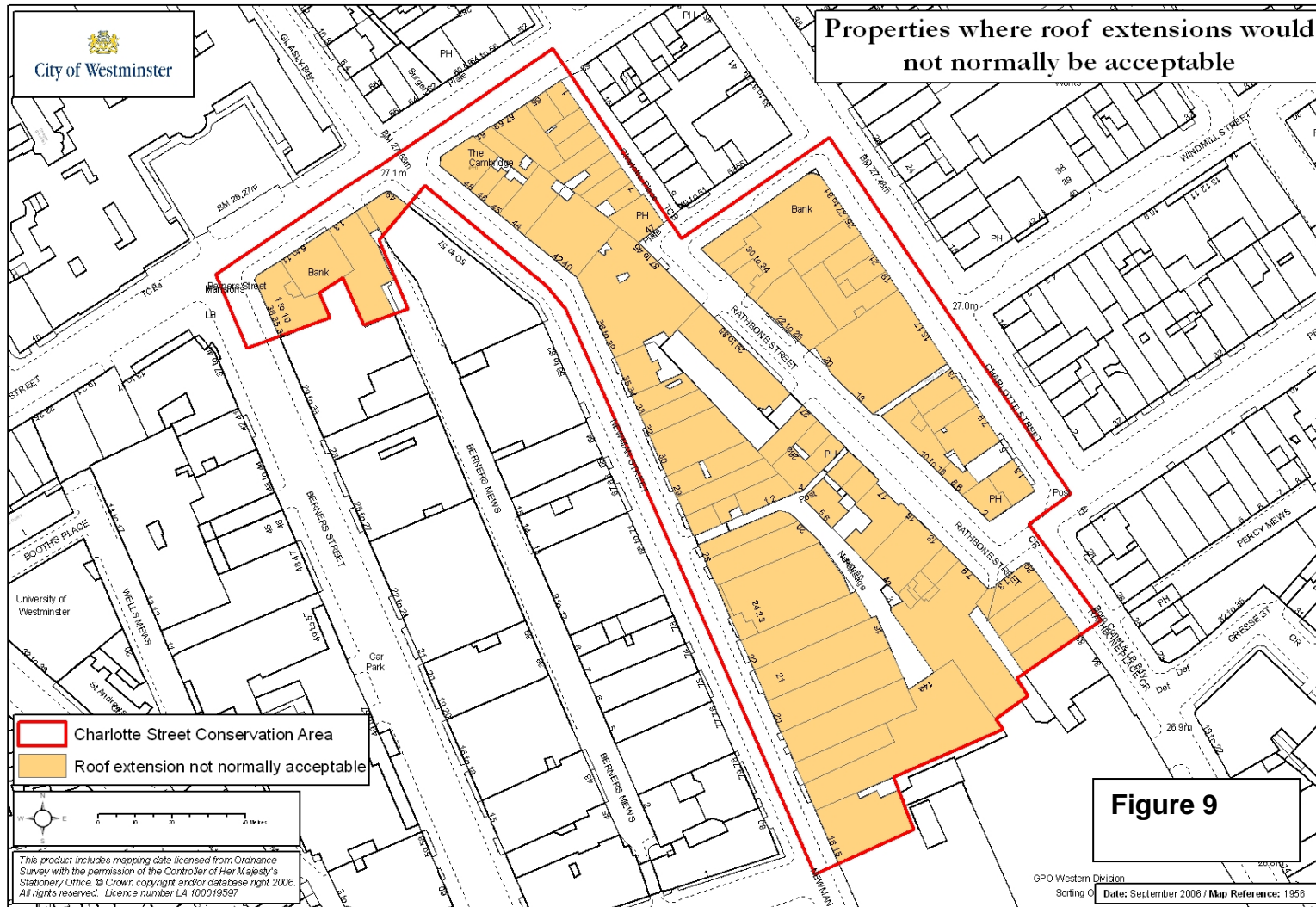
3.15 There are no landmark buildings within the conservation area. However, there are a number of buildings which form important elements or focal points in local views. See section on views.

## Roof Extensions

3.16 Roof profiles are an important element which can influence the character and appearance of the conservation area. As a result roof extensions are not always acceptable as they can have a negative impact on this. Policy DES6 highlights instances where roof extensions would not be acceptable. The majority of buildings have existing mansards or distinctive roof profiles which are designed to be seen against the sky and therefore roof extensions would be inappropriate. **Figure 9** highlights cases where roof extensions would be inappropriate.

3.17 The policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension would not harm the proportions or the architectural integrity of the building or terrace. Policy DES7 states that a roof extension should always complement the appearance of the existing building and should not adversely affect the character and appearance of the conservation area.

DES 6 is the relevant policy. Further advice is given in the publication 'Roofs. A Guide to Alterations and Extensions on Domestic Buildings (1995). 'Mews, a Guide to Alterations' explains how these policies apply in mews-streets. The Supplementary Planning guidance on roof plant is currently being updated.



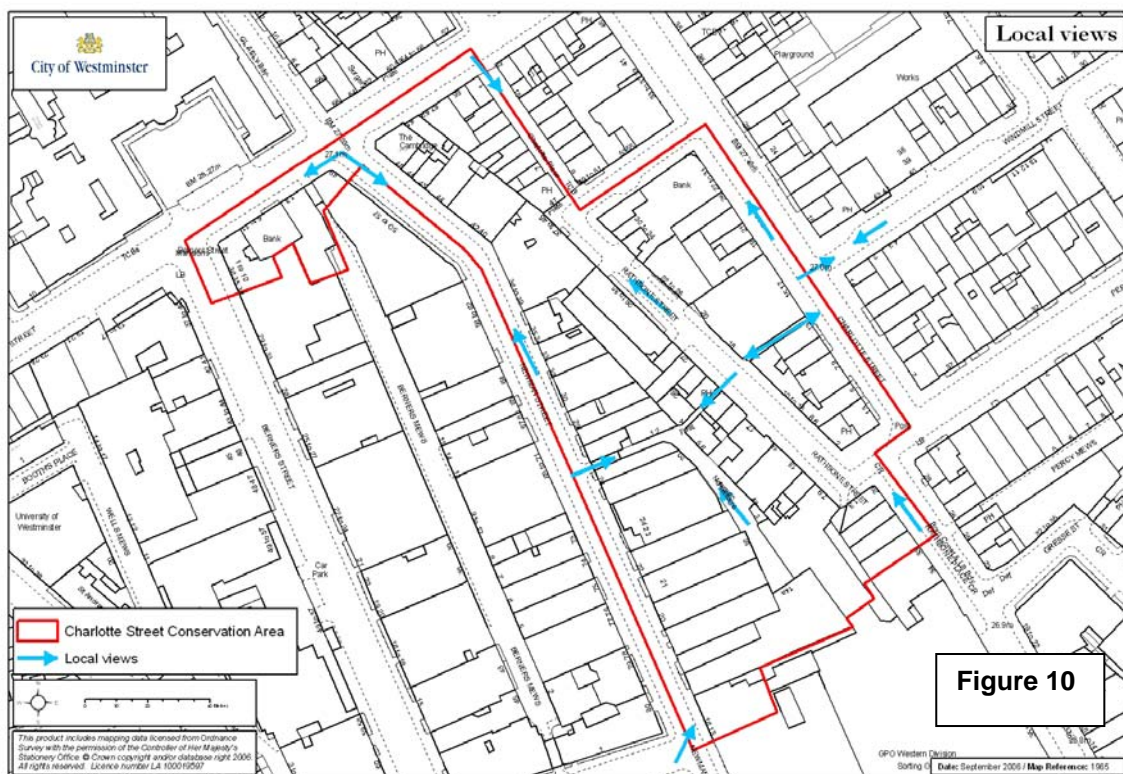
## METROPOLITAN AND LOCAL VIEWS

3.18 There are a number of important local views both within the conservation area and into and out of it. It is essential that full consideration be given to the impact of any development proposals on these.

3.19 Important views affecting the conservation area are shown on figure 10. Views within the area are dominated by a strong north-south axis, with many views being of the Post Office Tower, prominent to the north of the Conservation Area. The network of passages through the area provides opportunities for glimpses into small spaces and between busy and quiet streets. Other views within the area are of buildings of architectural merit, particularly where in prominent positions such as corner sites.

3.20 These include the decorative Victorian corner buildings of The Cambridge Public House, at the corner of Newman Street and Godge Street, and Berners Street Mansions, at the corner of Berners Street and Mortimer Street. The former Cottrell & Co.'s Dental Depot on Charlotte Street, now a hotel, is important element, closing the vista into the conservation area from Windmill Street, as is Lancaster Court which closes the view to the bend on Newman Street.

3.21 In the Unitary Development Plan Policy DES14 seeks to protect strategic views across the city, resisting development that impinges or adversely affects these views. Policy DES15 seeks to protect metropolitan and local views. The Parliament Hill to the Palace of Westminster strategic view affects almost the entire Charlotte Street West Conservation Area



## **CHARACTERISTIC LOCAL TOWNSCAPE DETAILS**

3.22 Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Westminster as well as enhancing individual areas of character within the City.

### **Railings**

3.23 Railings can contribute significantly to the character of a conservation area. The City Council considers that they should be protected and properly maintained. They add interest and richness and provide a sense of enclosure marking the boundaries between public and private spaces.

3.24 Railings surround the basement light wells of properties along Newman Street and Rathbone Street. Good examples are the Georgian railings surrounding the listed building 33 Newman Street and the late Victorian railings, which are simple but decorative, to 34-35 Newman Street. The geometric early twentieth century railings of 28 and 29 Newman Street are a good example of their type, relating to the redevelopment of the façade of number 28.

3.25 The relevant City Council policy in respect of these is DES7 G and further guidance can be found in the design guide Railings in Westminster A guide to their design, repair and maintenance.

### **Historic shopfronts**

3.26 Shopfronts, including non-original ones of an appropriate design, can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area and can be of historic and architectural interest in their own right. The majority of shopfronts in the Charlotte Street West Conservation Area are of an appropriate design reflecting the character of the property.

3.27 Charlotte Street West Conservation Area houses a wide variety of activities at street level. This is reflected in the diversity of shop and commercial frontages found within the conservation area. Many properties retain the original form and to the surround and there is a large number of timber shopfronts. Good examples can be found along Charlotte Street, Charlotte Place, Rathbone Street, Newman Street, and also in Newman Passage.

3.28 Of particular note are the shopfronts at No. 18 Newman Street with the ornate and distinctive gothic detailing to the surround, the original Victorian shopfront to 32 Rathbone Place and the design of the shopfront to No 5 Charlotte Street. The shopfronts along Charlotte Place remain predominantly intact or of a traditional style, forming a pleasing composition to the façade of this pedestrian street as do Nos. 1 & 2 Newman Passage.

3.29 Original shopfronts and those of an original design, should be retained.

3.30 The relevant City Council policies concerning historic shopfronts and the design of new ones are DES5 C. Reference should be made to the design guide 'Shopfronts, Blinds and Signs: A Guide to their Design' (1990) and 'Advertisement Design Guidelines' (1992).

### **Street Furniture**

3.31 Westminster has an outstanding heritage of interesting and historic street furniture, many of them listed. The appropriate maintenance and protection of these is important as is the need to prevent modern street clutter from detracting from their setting.

3.32 Of particular interest and importance in this conservation area are the pair of ornate grade II listed lamp standards at the entrance to 15-17 Charlotte Street. These were traditionally used to indicate and publicise a commercial establishment.

3.33 Policy DES7 F 1 & 2 intends to protect these historic and characteristic features of the street scene.

### **Historic floorscapes**

3.34 Historic floorscapes are important elements in the townscape of an area and often an integral part of landscaping schemes in an urban environment. This can include major city squares or a mews development. Paving, if well designed and maintained and in suitable quality materials, will contribute to the townscape qualities of an area, often by providing a backdrop to the surrounding built fabric.

3.35 The original cobbles and stone bollards in Newman Passage add character and texture to this intimate mews development and should be retained, as do those in the alleyway behind Rathbone Place.

### **Trees**

3.36 Trees provide significant amenity value in an urban environment in both visual and environmental terms. They are important elements in the character and appearance of a conservation area contributing to the townscape in many ways. This can range from a single specimen providing a focal point, a group of mature trees forming part of an historic planting scheme or street trees forming an integral part of an estate layout.

3.37 There are few street trees in the conservation area. However, the trees that exist, on the corner of Rathbone Place, Rathbone Street and Charlotte Street, on Rathbone Street itself and at the bottom of Charlotte Place, soften the streetscape and enhance the quality of the area.

3.38 UDP policy DES12 seeks to protect trees which make a significant contribution to the character and appearance of a conservation area. Advice on trees and their protection is given in the City Council design guide, Trees and Other Planting on Development Sites.

## **CHARACTERISTIC LAND USES**

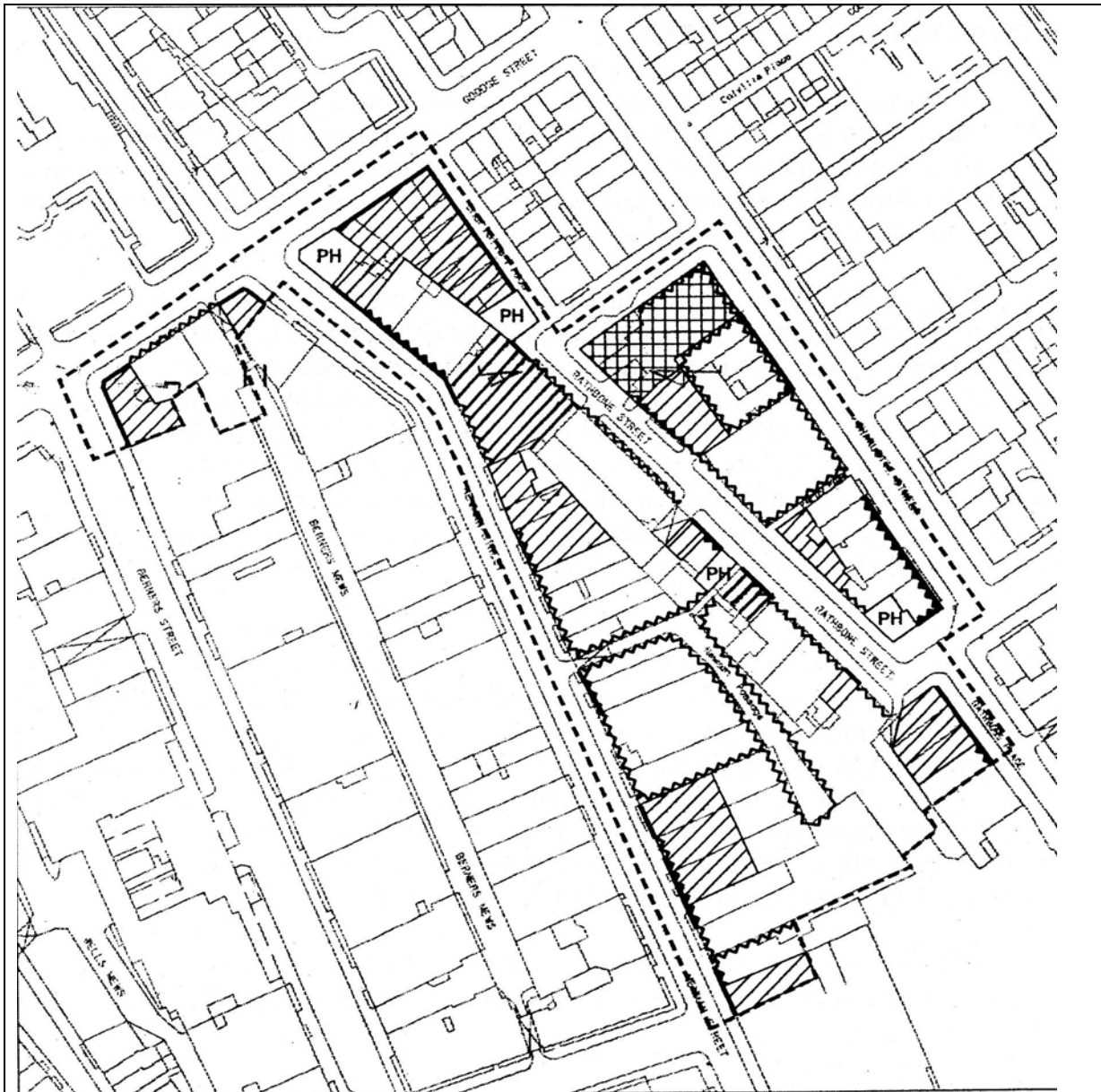
3.39 The contribution of land uses to the character and appearance of a conservation area is of importance. This will not only have a direct influence on the building typology or make-up of an area but also on the nature and use of the public spaces and streets. Particular uses may be of historic or national importance and will have dictated the evolution of an area.

3.40 Many of the buildings within the conservation area are of mixed use, exemplifying the traditional pattern of commercial ground floor use with residential on the upper storeys. The conservation area accommodates an eclectic mix of activities including; commercial warehouses, offices, retail, cafés, public houses and restaurant uses situated on the ground floor and residential and small scale commercial units on the upper floors. The area has had a history of attracting famous artists and consequently is the focus of a range of media, advertising, marketing and graphic design businesses. In addition to its commercial focus, the area still has a strong residential population.

3.41 A variation of scale can be identified between the eastern and western sides of the area. In Newman Street the 19<sup>th</sup> Century and 20<sup>th</sup> Century redevelopments tend to be of a larger scale and occupied by wholesale showrooms, office and retail outlets with residential on some upper floors. The smaller Georgian scale of development on Rathbone Street, Charlotte Place, Rathbone Place and sections of Charlotte Street tend to be occupied by smaller scale commercial establishments with residential accommodation above. On Charlotte Street and Rathbone Street, shops, restaurants, cafes and public houses generate interest and activity at ground floor level. The variety of land uses is demonstrated in figure 11.












3.42 The City Council will consider the contribution of existing and proposed uses to the character or appearance of the conservation area. DES9 D is the relevant UDP policy





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**KEY**

	RESIDENTIAL		TRANSPORT		OTHER / MIXED
	HOTEL / HOSTEL		RECREATIONAL/ LEISURE / CULTURAL		PUBLIC HOUSE
	COMMERCIAL / EMPLOYMENT		EDUCATION		RETAIL FRONTAGE WITH COMMERCIAL ON UPPER FLOORS
	RETAIL FRONTAGE		WORSHIP		

**Figure 11**

## **NEGATIVE FEATURES**

3.43 Negative areas detract from the special character of an area and present the opportunity for change, which will enhance the character and appearance of an area. It may be that simple maintenance works could remedy the situation or in some cases there may be the opportunity to redevelop a particular site.

3.44 Negative features in the area are predominantly infill development and are listed below:

23 and 24 Newman Street

30 to 34 (even) Rathbone Street

27 to 31 (odd) Charlotte Street

7-9 Charlotte Street

Telephone kiosks at the southern end of Charlotte Place

Any proposal will be judged against policies DES1 and DES9.

## **CONSERVATION AREA DIRECTORY**

Designation and Extension

List of Buildings of Special Architectural and Historic Merit

Other Designations

Adjacent Conservation Areas

Strategic Views

Article 4 Directions

Regulation 7 Directions

General Policies and Design Guides

Further Reading

## Designation and Extension

The London Borough of Camden originally proposed the designation of the Charlotte Street Conservation Area in September, 1973. Subsequently the City of Westminster was contacted with regard to the establishment of a conservation area to complement that declared by Camden.

The principal reason for the designation of the area was to preserve the scale of development and the character of the area. The boundary of the conservation area in Camden was approved and designated on March 25, 1974. At this time Officers in Westminster were studying a complementary area to that of Camdens for designation. Charlotte Street West was later designated in July 1974.

Charlotte Street Conservation Area was extended to include the east side of Cleveland Street (from Mortimer Street up to Tottenham Street) and a small eastward extension along Goodge Street.

### DESIGNATION REPORTS

- |    |                          |           |
|----|--------------------------|-----------|
| 1. | Preliminary Designation  | 14/07/74. |
| 2. | Original Designation     | 16/07/74. |
| 3. | Proposed Extension       | 25/03/82. |
| 4. | Designation of Extension | 01/07/82. |

\*Note; the reports which follow are incomplete as the original reports have been edited to exclude irrelevant sections.

**CITY OF WESTMINSTER****TOWN PLANNING COMMITTEE****REPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING****CHARLOTTE STREET (WEST) PROPOSED CONSERVATION AREA**1. Introduction

1.01 The Council of London Borough of Camden is considering the designation of a Conservation Area centred on Charlotte Street W1, under the provisions of Section 277 of the Town and Country Planning Act 1971. In view of this proposal, Westminster City Council has been asked to investigate the possibility of designating any adjacent area which would complement the area considered by Camden.

Charlotte Street and the streets leading off it were completely developed by the end of the 18<sup>th</sup> century and have a predominantly small-scale Georgian character, although there is also a number of large scale redevelopments in the area.

2.01. Being an area in the back waters of two of the main shopping streets of London, Oxford Street and Tottenham Court Road, and in close proximity to a number of major central area uses and tourist attractions it is remarkable for its wide verity of uses, its small specialist suppliers, wholesale shops, and its concentration of restaurants and food shops of different nationalities. Essential to these specialised establishments which make a most valuable contribution to the character of this area is the retention of the small scale and low rental value of the buildings these occupy.

2.02. The boundary between the two Boroughs runs along part of Goodge Street, Charlotte Place, the northern part of Rathbone Street, part of Charlotte Street, the northern part of Rathbone Place and along Gresse Street. The south western boundary of Camden's proposed conservation area follows precisely this borough boundary but in terms of conservation it is not relevant. Therefore, a survey has been carried out to assess the character of Camden's proposed conservation area in order to determine which parts adjacent to this area form an indivisible part of it as far as character is concerned.

2.03. The recommended boundary of a logical extension to Camden's proposals is indicated on the attached map. This is drawn tightly to include primarily areas and buildings which are of the same period and have the same townscape qualities. To the north, the western part of Charlotte Place is included. This is composed of small 3-storey terrace buildings with shops on the ground floor complementing the other side of this pleasant pedestrian street. Westminster's side of Charlotte Street contains a number of fine Georgian buildings and also a well designed late Victorian brick commercial building, Nos. 15-17 which occupies a very prominent position closing the vista from Windmill Street, on the site of Charlotte Chapel.

2.04. To the west of Charlotte Street the layout is remarkably unaltered and is of considerable interest in spite of a small number of rebuilds, some unobtrusive but some distinctly unsuitable. Particularly prominent and important for their location are the two projecting corner buildings at either end of Rathbone Place to the north. These irregularities in the street pattern give the area a village atmosphere.

2.05. A narrow pedestrian link, Percy Passage, connecting Charlotte Street and Rathbone Street, continues to the west into Newman Passage which eventually leads to Newman Street. This link adds interest and charm in the area.

2.06 In Newman Street there is only a small group of buildings of the same character, concentrated on either side of Newman Passage. Many of the remainder of the buildings on the east side of this street are pleasant, but are later in style and of rather different scale, but it is suggested that those to the north of the Newman Passage group should be included as they form an integral part of the street block. Those to the south are separated by a site currently being redeveloped (Nos. 23 and 24) and by the southern arm of Newman Passage and are accordingly excluded. On the west side several redevelopments have resulted in the amalgamation of sites, altering very considerably the scale and character of the street.

### 3 Recommendations

3.01 That the area outline on Map No. 1 (to be displayed) be approved as suitable for designations as a conservation area subject to consultations.

3.02 That the London Borough of Camden be informed that the area, shown on the attached plan, is proposed as a complement to their proposal and their observation be requested.

3.03 That the GLC, the Civic Trust, Georgian Group, Victorian Society and Charlotte Street Association be consulted.

F G WEST  
Director of Architecture and Planning

Westminster City Hall  
SW1

**CITY OF WESTMINSTER**

**TOWN PLANNING COMMITTEE – 16 JULY 1974**

**REPORT BY DIRECTOR OF ARCHITECTURE AND PLANNING**

**CHARLOTTE STREET (WEST) PROPOSED CONSERVATION AREA**

On the 14 February 1874 a report was submitted to the Committee proposing the designation of our area to the west of Charlotte Street as a conservation area. This would complement the Charlotte Street Conservation Area in Camden. The various interest groups have since been consulted and a summary of their views is given below.

London Borough of Camden: The proposal is warmly welcomed. Camden's Charlotte Street Conservation Area was approved on 26 March.

Greater London Council: Designation is appropriate. The inclusion of Nos. 33, 34 Rathbone Place is also suggested.

The Victorian Society: Proposed designation is welcomed.

The Charlotte Street Association: No observation.

The Civic Trust and the Georgian Group have not replied.

Observations on the GLC's Views: This suggestion has since been considered but it is felt that these buildings are not of sufficient merit; and that the inclusion of Nos. 29-32 in this terrace provides an adequate safeguard to the visual integrity of the Percy Street/Rathbone Place junction.

If the Committee approve the proposals as submitted the statutory consultation with the Greater London Council will be carried out and their comments requested within one month.

**Recommendation**

That subject to any observations received from the Greater London Council within the period specified the officers be authorised to proceed with the designation (under Section 277, Town and Country Planning Act, 1977) of the Charlotte Street (West) Conservation Area.

F G WEST  
Director of Architecture and Planning

## **CITY OF WESTMINSTER**

### **TOWN PLANNING COMMITTEE – 25 MARCH 1982**

#### **REPORT BY CITY PLANNING OFFICER**

#### **EAST MARYLEBONE CONSERVATION AREA AND EXTENSION OF CHARLOTTE STREET (WEST) CONSERVATION AREA**

##### Introduction

1. On 29 January 1981 the Town Planning Committee agreed to the extension of the Harley Street Conservation Area and resolved that consideration be given to a new Conservation Area in East Marylebone, as and when staff resources permitted. However, since January 1981 there have been numerous applications for the redevelopment of several key sites in the area involving the demolition of a number of groups of buildings of considerable interest including Nos. 36-42 Langham Street, Nos. 15-19 Riding House Street and Nos. 78-82 Great Portland Street. It is anticipated that this development pressure will continue.
2. The purpose of this report is to seek Committee approval to proceed with the necessary consultations for the designation of the East Marylebone Conservation Area and also with the necessary consequential extension of the exiting Charlotte Street (West) Conservation Area.
3. In the case of the extension of the Soho Conservation Area in 1976 and 1979, the City Council acknowledged the importance of protecting areas where there is a close interdependence between the physical fabric and the scale of activities and uses. In East Marylebone, as in Soho, there is a wide range of mixed uses with the 'rag trade' much in evidence. The fabric and the uses coalesce to confer a very distinct local character.

##### Early History

4. The area of East Marylebone remained almost completely undeveloped until the second half of the 18<sup>th</sup> century. In 1710 apart from a small number of single houses fronting Oxford Street, the area considered of enclosed park land with an isolated gun powder works near the present site of Foley Street. By 1761 the Oxford Market was established and the surrounding street pattern of Great and Little Portland Street, Mortimer, Margaret, Castle and Titchfield Streets were laid out. To the east, Rathbone Place led north to some waterworks and Hanway Street and Place had been developed. In the open fields to the north the Middlesex Hospital had been founded. With the building of the relief road from Paddington to the City (now Marylebone Road and Euston Road) there was a renewed thrust of building. By 1813 the street pattern and development of East Marylebone was virtually completed.
5. Within this densely developed urban area is a complex pattern of land uses which can very broadly be described as increasing in residential character to the north and east land in commercial nature to the south. There are several distinct enclaves of character which have developed historically from land use and topographical patterns.
6. The layout of Market Place, and some of the buildings still remain from the time when London's West End produce market traded from this location. Middleton Buildings remain as an attractive pedestrian court of residential dwellings dating from 1845.



## The Area

7. The area under consideration is bounded approximately by Great Portland Street, Oxford Street, Newman Street/Charlotte Street and New Cavendish Street. It is an area characterised by its very diversity and this contrasts markedly with the more formal and homogeneous planned layout and use pattern found on the adjacent Cavendish/Harley Estate immediately to the west. Although there are a number of enclaves with their own distinct identity, it is considered more appropriate to examine the range of building types found. These are set out below and are illustrated by photographs to be displayed at Committee.
8. Original 18<sup>th</sup> Century Houses – There are numerous surviving examples from the first phase of the development of this area in the late 18<sup>th</sup> century. Generally these are widely dispersed. The most coherent group for 18<sup>th</sup> century buildings are Nos. 93-101 Great Titchfield Street, which are included in the statutory list, and which form an impressive ensemble of some distinction. There are numerous others in Gosfield Street, Foley Street, Hanson Street and Langham Street. No. 37 Foley Street was the residence of Henry Fuseli, the artist, and No. 40 Langham Street was the residence of Edmund Malone, the eminent literary scholar. Both houses have blue plaques. Other notable residents were Benjamin Dean Wyatt, the architect, at No. 42 Langham Street and Sir Charles Barry, the Architect of the Houses of Parliament, at 94 Great Portland Street. In the 19<sup>th</sup> century the area, together with Fitzrovia to the east was the haunt of artists and émigré aesthetes.
9. Early-Mid 19<sup>th</sup> Century Buildings – This category comprises numerous early 19<sup>th</sup> century houses, such as those at 53-61 Cleveland Street; the subsequent redevelopments of original 18<sup>th</sup> and early 19<sup>th</sup> century buildings on the original plot widths when the leases expired, such as those in Eastcastle Street, some mid-19<sup>th</sup> century terrace, such as Middleton Buildings, and late 19<sup>th</sup> century developments including several distinctive public houses such as the “Yorkshire Grey” Langham Street, the “Horse and Groom”, Great Portland Street and the “King’s Arms”, Great Titchfield Street.

The category of development also include several fine Victorian public and commercial buildings of considerable interest, and two fine churches – St Charles Borromeo Roman Catholic Church by S J Nicholl with the sanctuary by J F Bentley, listed Grade II and dating from 1862; and All Saints, Margaret Street, 1850-1859, by William Butterfield which is listed Grade I, together with the Clergy House and Vestry. All Saints is one of the five most important churches erected in 19<sup>th</sup> century England. When designed it was revolutionary, embodying structural polychromy and the latest ideas of ecclesiastical design adumbrated by Ruskin, Pugin and the Ecclesiological Movement.

10. Late Victorian/Edwardian Development – Buildings from this period form a substantial part of the fabric of the area and engender a distinctive sense of place and local character. Many prominent corner buildings were redeveloped at this time, particularly in the Langham Street/Great Titchfield Street area and, as a result there is a fine legacy of diverse, elegant fin-de-siècle buildings including mansion flats, commercial premises and individual residential buildings, sometimes with ground floor shops.  
Nos. 36-40 Langham Street comprise a group of original late 18<sup>th</sup> century houses which were refaced with a single Edwardian facade. No. 35 Langham Street has an exuberant black and white tiled Venetian Gothic facade. Pre-eminent amongst these buildings is the premises of “T J Boulting and Sons” in Riding House Street, listed Grade II. Designed in a disciplined Art Nouveau style it is enriched with purple brick, hard red brick and two mosaic panels.

11. 20<sup>th</sup> Century Buildings – A number of these buildings make a notable contribution to the character of the area, particularly in, and adjacent to, Oxford Street. The Oxford Street frontage between Adam and Eve Court and Oxford Circus comprises a fine sweep of townscape and includes Mappin House, by John Belcher 1905, and the former Waring and Gillow building 1905/06 by Frank Atkinson both of which are included in the statutory list, as well as No. 200 Oxford Street, a monumental Beaux Arts building of considerable quality. Other notable buildings in the area include No. 93 Mortimer Street and Radiant House, 34-38 Mortimer Street, which boasts a polychrome tiled facade with an arcaded loggia at attic level, imparting a distinctly Italianate ambience to this part of the area.
12. Generally, the boundary of the Conservation Area has been drawn to exclude modern developments which have done little to contribute towards or to enhance the character of the areas. For this reason Henry Wood House and Knighton House in Great Portland Street, virtually the whole of Berners Street and Nos. 32-38 and 59-65 Wells Street have all been deliberately omitted. The reason Nos. 93-97 and 118-126 New Cavendish Street are included is to allow the incorporation of Nos. 109-123 Great Titchfield Street and Nos. 2-8 Bolsover Street, which otherwise would have formed an isolated enclave of important buildings separated from the main body of the conservation area by modern developments in New Cavendish Street.
13. The proposals also involve a limited extension of the designated Charlotte Street (West) Conservation Area in the east. Here two additions are proposed – Nos. 15-26 Newman Street and buildings at the junction of Berners Street and Mortimer Street. Although these two groups of buildings form an integral part of the character of East Marylebone, it is considered that due to the location they have a much closer affinity with the Charlotte Street Conservation Area.
14. Consideration was also given to the designation of the small part of the Hanway Street adjoining the City boundary with Camden but it was felt that although this small thoroughfare had a distinctive character, it was too small and isolated to warrant designation as a separate coherent enclave.
15. A letter has been received from the Thirties Society requesting that Bourne and Hollingsworth Department Store be included in a Conservation Area with a view to retaining the facades as part of any redevelopment scheme. They consider the building to be a good composition on the Oxford Street frontage and of greater intrinsic interest than many of the listed Regent Street facades. However, planning permission was granted in 1981 for the redevelopment of the building and it is felt that it would be unreasonable and inappropriate to include the building for this reason.

#### Recommendations

16. That the East Marylebone Conservation Area, as indicated on plan No. CD/CO/0029 (to be displayed at Committee), be approved for consultation purposes and that consultations be carried out with the Greater London Council, Civic Trust, Victorian Society, Georgian Group, ST Marylebone Society, and principal local landowners.
17. That the extensions to the Charlotte Street (West) Conservation Area, as indicated on plan No. CD/CO/0021A (to be displayed at Committee) be approved for consultation purposes with those societies and interests set out in paragraph 15 above.

IAN LACEY  
CITY PLANNING OFFICER

## **CITY OF WESTMINSTER**

### **TOWN PLANNING COMMITTEE – 1 JULY 1982**

#### **REPORT BY CITY PLANNING OFFICER**

#### **EAST MARYLEBONE CONSERVATION AREA AND EXTENSION OF CHARLOTTE STREET (WEST) CONSERVATION AREA**

On 25 March 1982 Town Planning Committee resolved to proceed with consultation for the designation of the East Marylebone Conservation Area and with the extension of the Charlotte Street (West) Conservation Area.

1. The following bodies have been consulted – The GLC, Civic Trust, Victorian Society, Georgian Group, St Marylebone Society, Great Portland Estates, National Water Council, The Langham Estate, Fitzrovia Neighbourhood Association and London Borough of Camden.
2. Solicitors for Great Portland Estate disagree with the proposed designation and state:-

“It seems to us that the designation of so many conservation areas within the City of Westminster goes beyond the intentions of the legislation and that instead of preserving or enhancing areas of special architectural or historic interest, the Council is in effect imposing what amounts to a blanket of additional restrictions upon development throughout the City.

Our Clients do not consider that the proposed East Marylebone Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

We are also surprised to see that Knighton House and certain adjacent properties are excluded from the proposed designation and we would be grateful for your explanation as to why these properties were excluded whilst many other buildings have been included in the proposed area, notwithstanding their lack of contribution to an area of special architectural or historic interest.”

3. The National Water Council have indicated that their agents will reply on their behalf. No reply has been received to date.
4. The GLC have no observations to make upon the proposed extensions of the Charlotte Street (West) Conservation Area, and their observations on the designations on East Marylebone Conservation Area are awaited.
5. Although not officially consulted the Charlotte Street Association have replied having learnt of the proposals from the Fitzrovia Neighbourhood Association. They have no observations on the proposed East Marylebone Conservation Area, but suggest that Nos. 50-57 Neman Street be included within the Charlotte Street (West) extension, since these buildings are similar in character to some of those opposite and their inclusion would reduce their vulnerability.
6. The contention by Great Portland Estates that the proposed area is not of special architectural interest is disagreed. The reason for excluding Knighton House and certain adjacent properties was that none of these buildings were considered to

make a significant contribution to the character of the area, as they comprised post-war redevelopments of no particular merit.

7. The Langham Neighbourhood Association and Fitzrovia Neighbourhood Association both warmly welcome the proposed designations and have drawn attention to Nos.78-150 Great Portland Street, the latter expressing concern that they have been omitted from the Conservation Area. In fact, these buildings are included in the Harley Street Conservation Area. The Langham Neighbourhood Association have requested that Nos. 78-134 Great Portland Street be transferred from the Harley Street Conservation Area to the new East Marylebone Conservation Area. In effect it makes no difference to the degree of control or to the conservation policies applied and it is recommended that such an alteration is unnecessary. The Fitzrovia Neighbourhood Association have also drawn attention to the potentially damaging implications of the City Council's 'safeguarding' lines in parts of Mortimer Street and Goodge Street, which are included in the new Conservation Area.
8. The proposed inclusion of Nos. 50-57 Newman Street within the Charlotte Street (West) Extension could be considered but the argument advanced for so doing is based on their potential vulnerability if excluded, rather than on their intrinsic merit. On balance it is considered that these buildings could be redeveloped providing their replacements enhanced the character of the area, and for this reason it is recommended that they be excluded.

#### Recommendation

(i) That officers be authorised to proceed with the designation of the area shown on map No. CD/CO/0029 (to be displayed at Committee) under the provision of Section 277 of the Town and Country Planning Act 1971, the area to be known as the East Marylebone Conservation Area.

(ii) That officers be authorised to proceed with the designation of the extension to the Charlotte Street (West) Conservation Area shown on map No.CD/CO/0021A (to be displayed at Committee) under the provision of Section 277 of the Town and Country Planning Act 1971.

IAN LACEY  
CITY PLANNING OFFICER

## LISTED BUILDINGS IN CHARLOTTE STREET WEST CONSERVATION AREA

The list of buildings of special architectural and historic interest set out below was prepared in September 1995. As new buildings are constantly being listed this list should not be treated as definitive.

At the time of preparation, there were 5 Grade II listed buildings in the Charlotte Street West Conservation Area and a pair of listed structures. (Lamp Standards).

NAME/ADDRESS	TYPE	PERIOD	GRADE
28 Newman Street	Terraced House/Shop	1760-70	2
29 Newman Street	Terraced House/Shop	1760-70	2
33 Newman Street	Terraced House/Shop	1760-70	2
11 Charlotte Street	Terraced House/Shop	1830	2
13 Charlotte Street	Terraced House/Shop	1830	2
Lamp Standards (2) Entrance to Nos. 15 and 17 Charlotte Street	Lamp Standard	1880	2



TQ 2981 NW                      CITY OF WESTMINSTER                      NEWMAN STREET, W1  
(east side)

46/29

10.9.55  
G.V.

No. 33  
II

Terrace house. C1760-70. Red brick, slate roof. 4 storeys, basement and later set back attic storey. Ground floor which is stuccoed up to 1<sup>st</sup> floor sill band has doorway to left framed by wooden Ionic pilasters with dossierets and broken pediment, the 6-panel door with dentilled transom and arched and keyed fanlight in panelled reveals and soffit; ground floor windows widened for shop display. Upper floors have recessed sashes, no glazing bars, under flat gauged arches. Parapet with coping. Interior retains plaster work friezes and cornices to hall and 1<sup>st</sup> floor rooms, geometrical staircase, etc.

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TQ 2981 NE                      CITY OF WESTMINSTER                      CHARLOTTE STREET,  
W1

47/2

Nos. 11 and 13  
II

Pair of terrace houses with shops. C.1830. Stucco faced, slate roofs. 4 storeys and renewed dormered mansard. Each 3 windows wide. Ground floor has large double former shop fronts carried across, probably a late C19 alteration with broad flanking pilasters and continuous fascia with dentil cornice. To the right flank in Percy Passage the earlier C19 frame of shop front remains with gorged end stops to fascia with row of rosettes and dentil cornice, blocked openings beyond with rosettes in entablatures. The upper floors of front have recessed glazing bar sashes, all in architraves, those on 1<sup>st</sup> floor with cornices and consoles to sills on floors above. Continuous 1<sup>st</sup> floor cast iron flat patterned baluster balcony; crowning cornice and blocking course.

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TQ 2981 NE                      CITY OF WESTMINSTER                      CHARLOTTE STREET,  
W1

47/1

Pair of lamp standards  
flanking entrance to  
Nos. 15 and 17

II

Pair of lampstandards on pavement, c. 1880. Cast iron with pyramidal square petal and octagonal shafts bearing large hexagonal finialed lanterns. An ornate example of lamp standards used to indicate and publicise a commercial establishment.

**Source;** List of Buildings of Special Architectural or Historic Interest.  
City of Westminster, DoE.

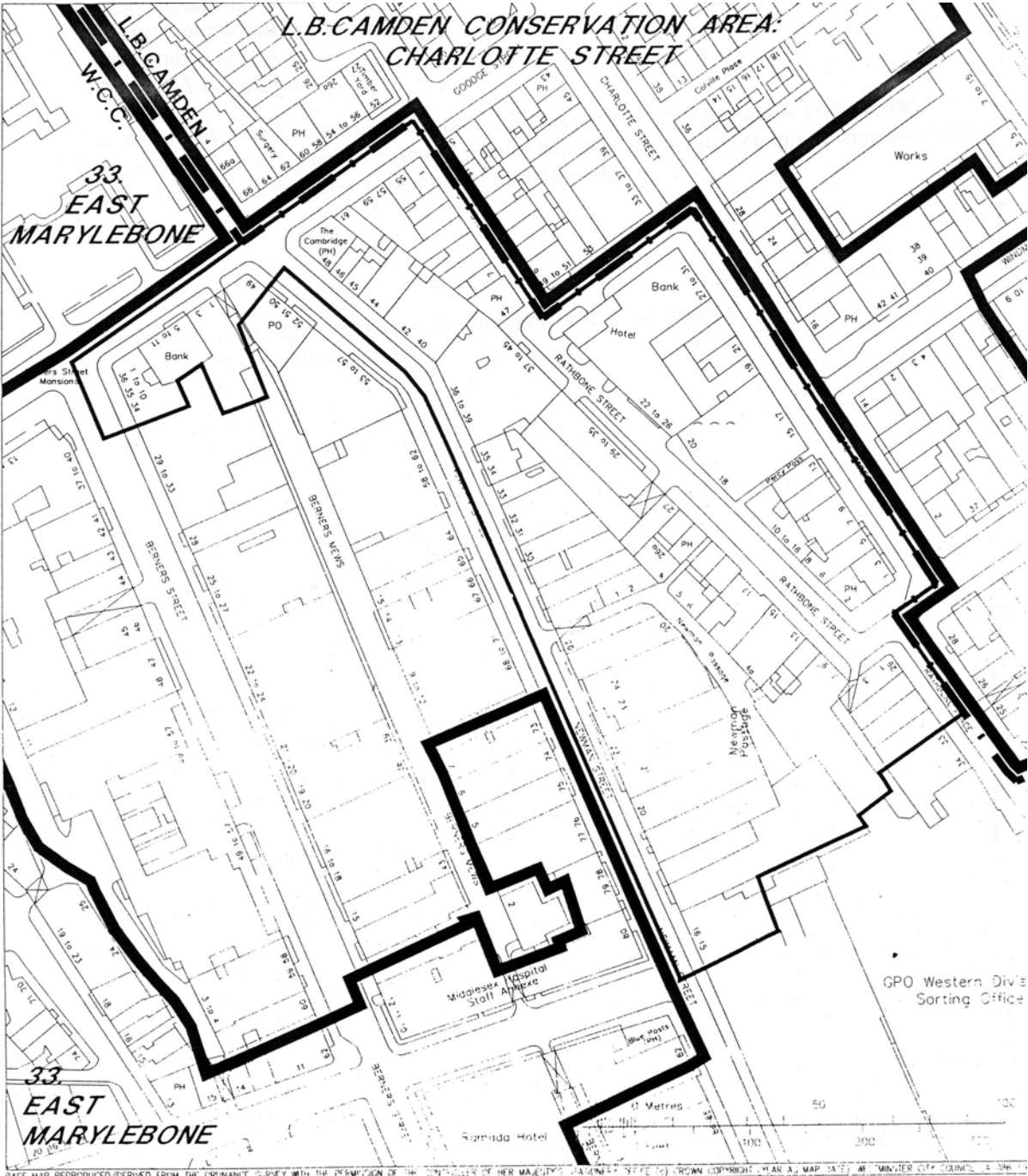
## **OTHER DESIGNATIONS**

Adjacent conservation areas  
Topography  
Areas of archaeological priority  
Article 4 directions  
Regulation 7 direction



# ADJACENT CONSERVATION AREAS

The following conservation areas adjoin Charlotte Street West: East Marylebone and the London Borough of Camden's Charlotte Street.



## **STRATEGIC VIEWS**

Almost the whole of Charlotte street West Conservation Area is affected by the Parliament Hill to Palace of Westminster strategic view.

## **ARTICLE 4 DIRECTIONS**

There are no Article 4 directions affecting this conservation area

## **REGULATION 7 DIRECTION**

This direction covers the whole of the conservation area and is designed to control the size, location and colour of estate agent's boards. Uncontrolled proliferation of these boards is considered to be severely detrimental to the appearance and amenity of the area. In summary normal deemed consent rights relating to the display of boards have been removed and replaced by a strict code of control. Express consent is required for all boards. Reference should be made to the Council's Boardwatch guide.

## **PUBLICATIONS**

Design Briefs and Guidelines

Further reading and sources of information.

## **Westminster Publications, Policies and Design Guides**

Some of Westminster City Council's publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services or can be viewed on the Westminster City Council website.

1. Conservation areas: A Guide to property Owners
2. Development and Demolition in Conservation Areas
3. A Guide to Providing Access for All
4. Design Matters in Westminster – Supplementary Planning Guidance on creating Good City Architecture
5. A planning guide for Food and Drink Premises
6. Guidelines for the placing of tables and chairs on the highway
7. Boardwatch- A Guide to the Design and Display of estate Agents Boards
8. Shopfronts, Blinds and Signs.
9. Advertisement Design Guidelines
10. Design Guidelines for Shopfront Security
11. Railings on Domestic Buildings in Westminster
12. Roofs: A Guide to Alterations and Extensions on Domestic Buildings
13. Conservatories: A Guide to Design and Planning Procedures.
14. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
15. A Guide to the Siting of Security Cameras and Other Security Equipment
16. Public CCTV Systems – Guidance for Design and Privacy
17. Designing out Crime in Westminster
18. Façade Cleaning - The removal of soiling and paint from brick and stone facades
19. Stucco: A Guide to its Care and Maintenance.
20. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
21. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
22. Public Art in Westminster
23. Trees and Other Planting on Development Sites
24. A Brief Guide to Planning Enforcement
25. Repairs and Alterations to Listed Buildings
26. The Listing of Historic Buildings: A Guide for Owners and Occupiers.
27. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.
25. Mews: A Guide to Alterations
28. Strategic Views in Westminster.
29. Historic Parks and Gardens In Westminster

## Further Reading

- |    |   |  |          |
|----|---|--|----------|
| 1. | <b>Marylebone And Paddington</b>  | R. Bowden<br>Westminster City Archives           | 1995     |
| 2. | <b>The History of London in Maps</b>  | F. Barker & P. Jackson<br>Barrie and Jenkins     | 1990     |
| 3. | <b>A Prospect of Westminster</b><br><i>Chapter 10 - Marylebone</i>                      | Westminster City Council                         | 1989     |
| 4. | <b>Marylebone</b>   | G. MacKenzie<br>MacMillan                        | 1972     |
| 5. | <b>St Marylebone Past and Present</b>   | C. White<br>Burrows Guide                        | 1957     |
| 6. | <b>The Fascination of London</b>  | London Press                                     | 1902     |
| 7. | <b>The Buildings of England. London 3:<br/>Northwest and London 6:<br/>Westminster.</b> | Bradley, S and Pevsner (Yale<br>University Press | 200<br>3 |
| 8. | <b>The Streets of St Marylebone</b>   | L. Jacobs  | 1955     |

## Local History

For information on all aspects of local history contact:

**City of Westminster Archive Centre**  
**10 St. Ann's Street**  
**London SW1P 2XR**

**General Enquiries: Tel: (020) 7641 5180**

## Westminster City Council Contacts List

### General Planning Information

To find out if a property is listed, in a conservation area or is affected by a Regulation 7 or Article 4 Direction and to obtain copies of design guidance or planning application forms or to report a breach of planning control contact: Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**

Email: [Planninginformation@westminster.gov.uk](mailto:Planninginformation@westminster.gov.uk)

Or write to:

**Development Planning Services**  
**Department of Planning and City Development**  
**Westminster City Council**  
**City Hall, 64 Victoria Street,**  
**London SW1E 6QP**

### One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice on planning and design matters. It is located at **62 Victoria Street, SW1** (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

### Further Information

For contacts regarding other frequently used services refer to the City Council's booklet '**A-Z Guide, Your Guide to Council Services**' available from One Stop Services, Libraries and Council Information Points or contact: Tel: **(020) 7641 8088** or Fax: **(020) 7641 2958**.

## Translation Service

If English is not your first language and you do not have a relative or friend who can translate this document for you, we can arrange to send you a translation. Please write to the address below, giving your name, address and first language.

### Spanish

Puede que el inglés no sea su lengua materna y si no tiene un amigo o familiar que pueda traducírselo, nosotros podemos enviarle una traducción. Por favor escriba a la dirección que a continuación figura indicando su nombre, dirección y su lengua materna.

### French

Si l'anglais n'est pas votre langue principale et si vous n'avez pas un ami ou un membre de votre famille qui puisse le traduire pour vous, nous pourrions vous en faire parvenir une traduction. Écrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

### Portuguese

Talvez Inglês não seja a sua primeira língua, e caso você não tenha um amigo ou parente que possa traduzi-lo para você, nos podemos tomar providências para que uma tradução lhe seja enviada. Favor escrever para o endereço abaixo, dando o seu nome, endereço e a sua primeira língua.

### Chinese

如果英語不是你的母語，而且你沒有親戚或朋友能為你翻譯這份文件，我們可以安排寄給你一份翻譯。請寫信到以下的地址，告訴我們你的姓名，地址和母語。

### Bengali

যদি ইংরেজী আপনার প্রথম ভাষা না হয় এবং আপনার কোনো আত্মীয় বা বন্ধু না থাকে, যিনি আপনার জন্য এই ডকুমেন্ট অনুবাদ করতে পারেন, তাহলে আপনাকে আমরা একটি অনুবাদ পাঠাতে পারি। অনুগ্রহ করে নিচের ঠিকানায় লিখুন, আপনার নাম, ঠিকানা ও প্রথম ভাষা উল্লেখ করুন।

### Arabic

إذا لم تكن الانكليزية هي لغتك الأصلية، ولا يوجد لديك من أقارب أو أصدقاء ممن يستطيع مساعدتك في ترجمة هذه الوثيقة، فمن الممكن أن نرتب لك مترجماً. يرجى الكتابة إلى العنوان أدناه مع ذكر اسمك وعنوانك ولغتك الأصلية.

### Urdu

اگر انگریزی آپ کی پہلی زبان نہیں ہے، اور آپ کا کوئی ایسا رشتہ دار یا دوست نہیں ہے کہ جو اس دستاویز کا ترجمہ آپ کے لئے کر سکے، تو ہم آپ کے لئے ترجمہ سمجھانے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، نیچے دے دیے گئے پتہ پر لکھیں۔

### Farsi

چنانچه انگلیسی زبان اصلی شما نیست و فامیل و دوستی نیز ندارید تا این سند را برایتان ترجمه کند، میتوان ترجمه آن را برایتان ارسال کنیم. برای این کار لطفاً با ذکر نام، آدرس و زبان مادری با آدرس زیر مکاتبه کنید.

### Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rodaka ili prijatelja koji bi mogli da vam prevedu ovaj tekst, mi vam možemo poslati prevod. Molimo vas da napišete pismo na dole pomenutu adresu i da u njemu navedete vaše ime, adresu i maternji jezik.

**Conservation Area Audit**  
**Department of Planning and City Development**  
**Westminster City Council**  
**64 Victoria Street**  
**London SW1E 6QP**

The City Council also makes available many documents in Braille, on tape and in large print. If you require any of the information contained in these documents in one of these alternative formats please contact: **(020) 7641 8088**.