



GENERAL INFORMATION LEAFLET

CHARLOTTE STREET WEST Conservation Area

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City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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WESTMINSTER MAPPING SYSTEM

Designation: Designated in 1974 at the same time as the adjoining Charlotte Street Conservation Area in the London Borough of Camden. Extended in 1982 to include the south part of Newman Street and the south side of Mortimer Street.

Historical Background: The area was laid out in the mid 18th century on open fields, the boundaries of which can still be discerned from the orientation of Rathbone Street. As far as possible within the existing pattern of land ownership, a typical 18th century grid of streets was laid out, but this was distorted by the line of Rathbone Street and the north end of Newman Street.

The street blocks were set out in small scale domestic plots for the erection of houses. By the end of the 19th century however, the area was no longer completely residential, and plots were frequently amalgamated for the erection of larger commercial and semi-industrial buildings or for the erection of mansion blocks.

Listed Buildings: Nos. 28, 29 and 33 Newman Street, 11 and 33 Charlotte Street and the lamp posts outside 15-17 Charlotte Street are Grade II listed.

Key Features: The area is characterised by the original mid-18th century grid plan layout to which interest is added by the tangential orientation of Rathbone Street, the dog-leg into Charlotte Place and the narrow alleyways linking Charlotte Street to Newman Street. The buildings are a vibrant mixture of late 18th and early 19th century terraced houses and late 19th-early 20th century redevelopments. Nos. 19-27 Rathbone Street and the small houses (now shops) in Charlotte Place represent the original phase of development. Charlotte Street, Mortimer Street and Newman Street are largely late 19th and early 20th century. The buildings on these streets are mainly commercial or light industrial and express the commercial confidence of the late Victorian and Edwardian period. Cottrell and Co's fine Victorian Dental depot in Charlotte Street with its grand street-lamps exemplifies this phase of development. There are also a few turn of the century mansion blocks, notably Lancaster Court in Newman Street, built in a pale yellow stone in a mannered Art Nouveau style.

A mixed appearance of the buildings is reflected by the mixed use of the area. There continues to be a strong residential community which sits happily with furnishing and garment industry showrooms and workshops, and media and light industrial facilities. There are also a large number of specialist shops, restaurants and pubs.

Adjacent Conservation Areas: The East Marylebone Conservation Area abuts the north west and south west corners of the Charlotte Street West Conservation Area and the east side is bounded by the Charlotte Street Conservation Area in the London Borough of Camden.

Strategic Views: Almost the whole area is affected by the Parliament Hill to the Palace of Westminster strategic view.

Areas of Special Archaeological Priority: Not affected.

Article 4 Directions: None.

Regulation 7 Directions: The whole area is affected by the requirement that any advertisement for the sale or letting of land (including estate agents' boards advertising shops, houses, flats or offices) must be given consent by the City Council as local planning authority. Displaying an advertisement without having first obtained consent is a criminal offence.

Planning Briefs and Design Guidelines: No specific guidelines.

Spaces protected by the London Squares Act 1931: None

Registered Historic Parks and Gardens: Not affected.

Contacts

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