



GENERAL INFORMATION LEAFLET

HARLEY STREET Conservation Area

9



City of Westminster

DEPARTMENT OF PLANNING AND CITY DEVELOPMENT
DEVELOPMENT PLANNING SERVICES MAY 2004

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WESTMINSTER MAPPING SYSTEM

Designation: First designated 1968 around the three main north-south roads of Portland Place, Harley Street and Wimpole Street. Extended east to Great Portland Street and west to Marylebone High Street 1981; extended again 1990 to include the D. H. Evans store on Oxford Street, St Marylebone School and the Middlesex Hospital.

Historical Background: Development on the Howard de Walden (formerly Portland, formerly Harley- Cavendish) Estate began in 1717 with the laying out of Cavendish Square and the building of the Estate Chapel, St Peter's, Vere Street by James Gibbs (1724). Building went ahead slowly, with Portland Place not being laid out until 1775. In the mid 19th century the area underwent a period of social decline, but was revived in the late 19th-early 20th century when there was a considerable amount of high quality rebuilding by some of the most distinguished architects of that period.

Listed Buildings: Almost all the terraces and houses surviving from the first phase of development in anything like their original condition are listed. A large number of the best late 19th and early 20th century rebuildings are also listed, as are the churches and public buildings of the area. There are two Grade I listed buildings (All Souls, Langham Place and Chandos House), 33 Grade II* buildings and about 260 Grade II buildings.

Key Features: The architectural character of the Harley Street Conservation Area is dominated by terraced houses of different periods and different levels of social status. In general the main roads contain large houses, with smaller houses in the side streets. In addition, there are many elaborately decorated late nineteenth century commercial buildings on Marylebone High Street, Wigmore Street and Great Portland Street. Throughout, the original terraced house plot widths are clearly discernible and with the exception of a limited amount of 20th century redevelopment, building heights rarely exceed six storeys. Fundamental to the area's character is the distinctive pattern of the land use. The area retains its original residential character with concentrations of medical facilities of international renown in and around Harley Street, institutional uses in Portland Place, professional uses in the vicinity of Queen Anne Street and workshops and showrooms in Great Portland Street. Marylebone High Street is a main shopping thoroughfare, servicing the surrounding offices and residential properties.

Adjacent Conservation Areas: The Harley Street Conservation Area is bounded on all sides by the Regent Street, Mayfair, Portman Estate, Regent's Park and East Marylebone Conservation Areas.

Strategic Views: The strategic view from Primrose Hill to the Palace of Westminster cuts through the Conservation Area from Park Crescent to Oxford Street east of Oxford Circus.

Areas of Special Archaeological Priority: The Marylebone Village Area of Special Archaeological Priority lies largely within the Conservation Area around the north end of Marylebone High Street. The south west part of the Conservation Area is also affected by the Tyburn Settlement Area of Special Archaeological Priority.

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 design guides specific to this area.

Spaces protected by the London Squares Act 1931: Cavendish Square.

Registered Historic Parks and Gardens: None within the Conservation Area.

Contacts

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