

CONSERVATION AREA AUDIT



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GROVE

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City of Westminster

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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 Lisson Grove was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on **15.01.2003**. The Lisson Grove Conservation Area was designated on 20 November 1990. The designation reports can be found in the first part of the Directory at the back of this document.

2 HISTORIC DEVELOPMENT

2.1 The origins of Lisson Grove can be traced to a Saxon settlement which probably developed beside the old Roman Watling Street (the modern Edgware Road). This hamlet is described as the manor of Lilestone in Domesday (1086). The meaning of the name Lilestone is unknown but persists throughout, albeit transformed to Lisson in several estate and street names.

2.2 In 1238 the manor was granted by Otes (Otho), who held the office of Die Engraver to the Royal Mint, to the Knights Templar. In 1312 the pope dissolved the order and transferred its possessions to the Knight's Hospitallers. A researcher wrote:

“Sir William of Clyf held it from the Hospitallers, and paid £10 a year rent. He had a villa on it, and probably hawked and hunted and drew the long bow in the forest, as freely as if St John’s Wood was a hundred miles from London.” (Loftie 1884, 228)

2.3 In 1553, Sir William Portman bought 270 acres of land in Marylebone, including a number of fields in the manor of Lilestone and much of this remains the property of the Portman family.

2.4 Ogilby’s map of 1672 indicates settlements either side of Edgware Road and Harrow Road at their junction. These are shown to be isolated from London and are described as *Paddington* with no reference to Lilestone. In 1666 Samuel Pepys twice visited the area with a Mrs Burroughs and ate at an inn recommended by the coachman:

“And with her by coach to Lisson Greene where we were last, and staid an hour or two before dinner could be got for us...”

2.5 Pepys does not mention the name of the inn but it seems likely to have been the Yorkshire Stingo, next to the manor house in Watery Lane (later known as Old Marylebone Road).

2.6 Rocque’s map of 1745 identifies Lisson Green separately from Paddington (**Figure 1**). The map shows Bell Street as the main street of the village and is the first cartographic proof of domestic buildings existing in the hamlet. A continuous line of buildings is shown fronting Edgware Road, between Bell Street and Chapel Street, which together with the buildings shown lining the western side of Lisson Street form a block that is clearly the nucleus of the village.

2.7 By the middle of the 18th century Paddington and Lisson Green were still no more than small villages lying either side of the Edgware Road. There was no Marylebone Road and a network of country roads lay to the east of the Edgware Road. The corner of Bell Street and Lisson Street was at the very edge of the 1740s village. Watery Lane led off the Edgware Road to the Manor House and a few other houses but these were rather cut off from the nucleus of Lisson Green.

2.8 In 1755 it was proposed that a new road be built from the Edgware Road through north Marylebone. This was to transform the hamlet of Lisson Green. London was beginning to creep nearer and villages like Paddington were being swallowed by suburbia, whilst increasing traffic was coming into London from the west and only the route across London to the City was via Tyburn and Oxford Street.

2.9 The New Road opened in 1757 and cut from the Edgware Road, through Kings Cross and Islington to the City; its modern equivalents are Marylebone Road, Euston Road, Pentonville Road and City Road. The western end of the New Road incorporated Watery Lane, not taking the opportunity to run the new route straight onto Harrow Road as this would have involved demolishing the old nucleus of Lisson Green. The New Road remained London's northern boundary until the late 18th century but suburbia quickly began to spill over.

2.10 Comparing the two Rocque maps dating from 1745 and 1757 (Figures 1 and 2), little change is shown in the block of buildings that forms the nucleus of Lisson Green. The few buildings that had previously been on the north side of Chapel Street appear to have gone and there is a new row of buildings on the corner of Watery Lane and Edgware Road. However, a notable development is the laying out of Portman Square at the junction of Edgware Road and Tyburn, illustrating the encroachment of the expanding London suburbs.

Figure 1: Roque's Map, 1746

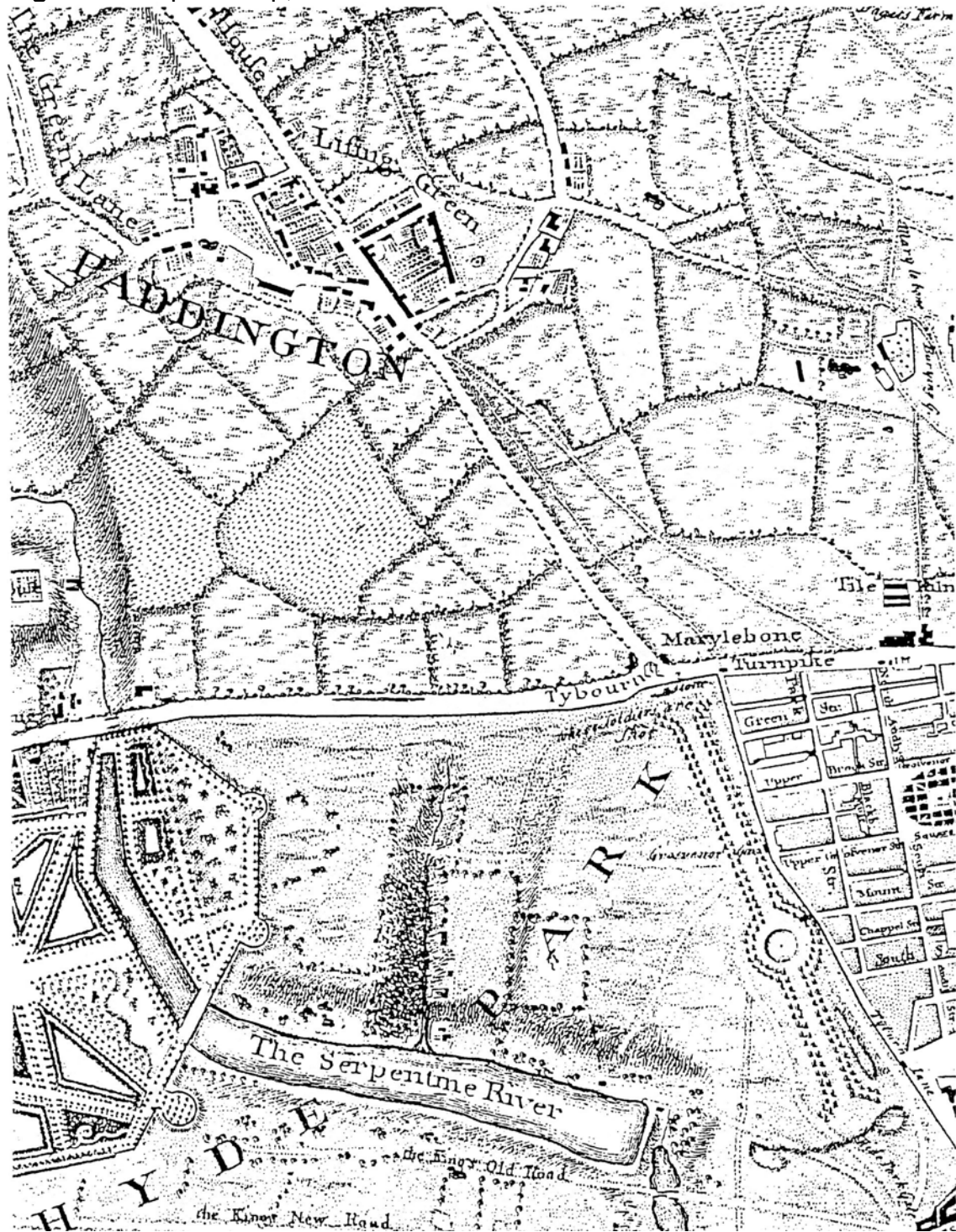
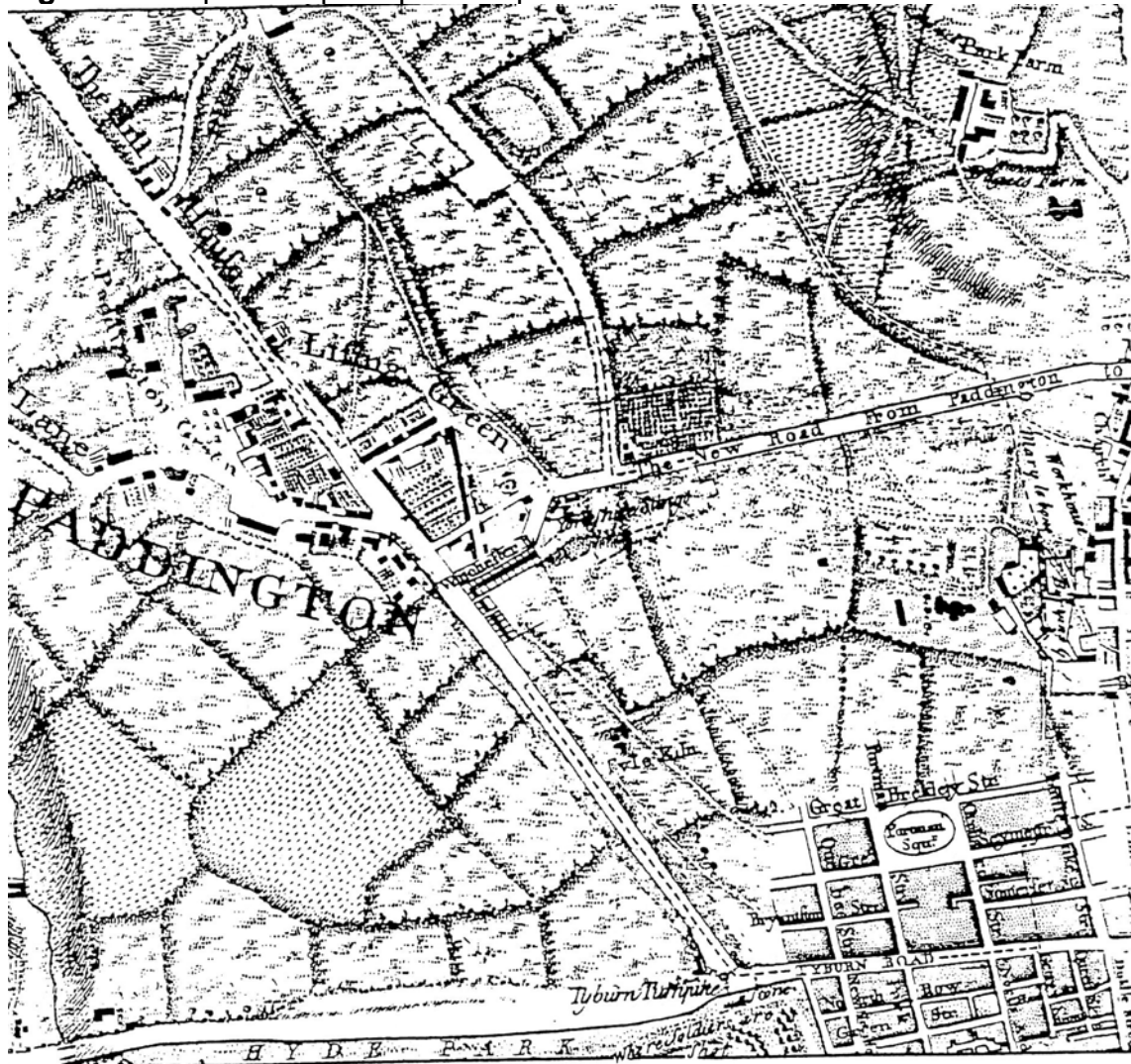


Figure 2: Roque's map Roque's Map 1757



2.11 Lisson Green must have been common land like the other Greens but its precise status is unknown as the manor rolls of Lilestone were lost. In 1771 Lisson Green was bought by James Stephens and Daniel Bullock, manufacturers of white lead, and James, gentleman. No doubt it was them who set up the White Lead Manufactory next to the Nursery Garden with unrecorded consequences to health. In Lambert's map of 1806 (**Figure 3**) Lisson Green is on the verge of being taken over by the suburban sprawl of London as it relentlessly crept outward. In 1821 Sir Edward Baker, who gave his name to Baker Street, purchased land from Daniel Bullock and built houses on it. Although there was no Enclosure Act, this transaction had the same effect and Lisson Green ceased to be. In 1813 the Manor House changed hands for the last time when it was bought by the Queen Charlotte Hospital.

2.12 By 1836 the village of Lisson Green had been completely engulfed by the metropolis. Carey's map (**Figure 4**) shows the former hub of the village (the block formed by Bell Street, Upper Lisson Street and Chapel Street) as a complete circuit of buildings, divided north-south by the creation of Burne Street. A decade later Henry Portman started building on the former manorial lands of Lilestone which he inherited from his predecessor, a Tudor Lord Chief Justice. At this time the majority of buildings in the area were rows of small terraced houses with yards/gardens to the rear.

2.13 By 1894-6 the density of building in the area had increased with houses having cellars and much smaller yards (**Figure 5**). The highly descriptive Goad Fire Insurance Map of 1902 identifies the majority of buildings in the area as dwellings with a few shops on the Bell Street frontage.

2.14 From 1902 and even earlier until the 1960's the area did not change substantially and bomb damage was limited. However, the 1960's brought great changes. The construction of Westway cut a swathe across Burne Street and Lisson Street. Parts of the area saw substantial redevelopment with many of the old terraces being replaced by housing estates of larger blocks. However, much of this development remains immediately outside the conservation area boundary. Within the conservation area redevelopment has taken place on a much smaller scale and many of the terraces remain retaining the essentially domestic scale of the area.

Figure 3: Detail of plan engraved for Lambert's History of London

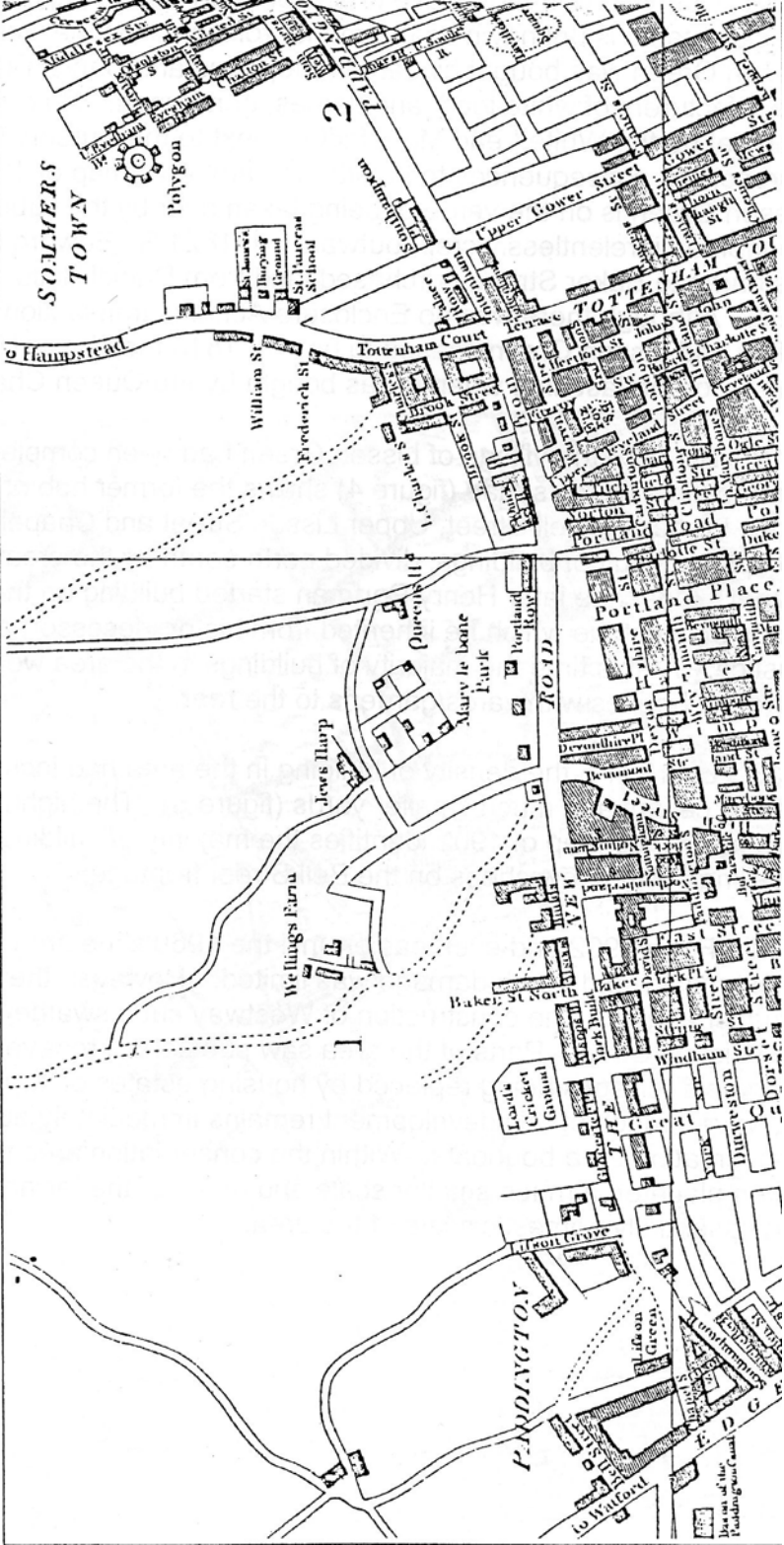


Figure 4: Carey's map 1836



Figure 5: Ordnance Survey 1894-96



3 CHARACTER OF THE CONSERVATION AREA

GENERAL

3.1 Lisson Grove Conservation Area is centred on Bell Street and Lisson Grove and comprises predominantly residential terraces, interspersed with a number of institutional developments and some twentieth century infill. The Georgian, Victorian and Edwardian terraces define the character of much of the area while a number of larger developments, such as Christ Church, St Edward's Convent School and Manor House, are key components which add townscape interest and provide focal points in local views. The boundaries of the conservation area are shown on the map at **Figure 6**.

3.2 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.

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

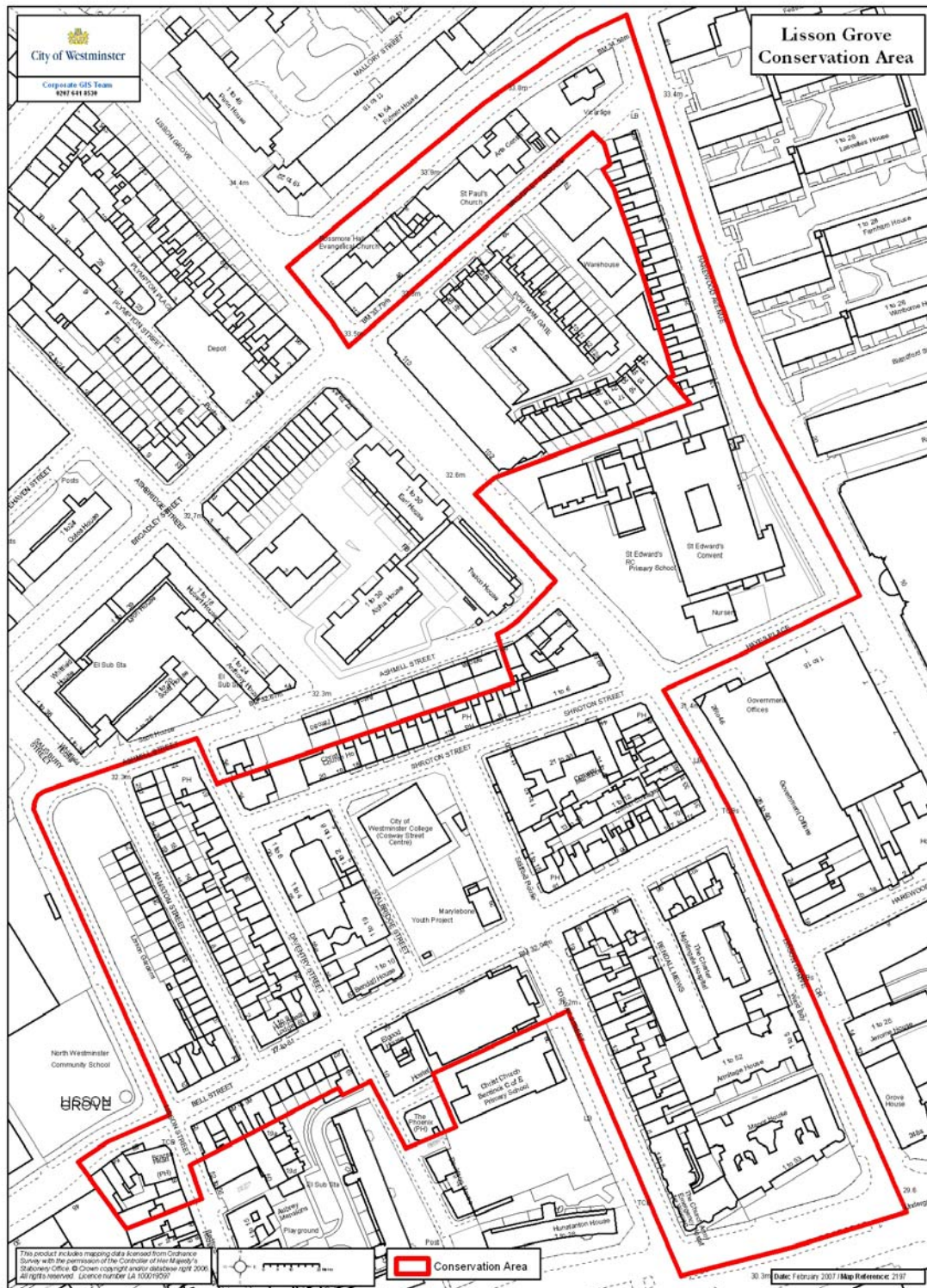


Figure 6: Boundaries of the Conservation Area

HIERARCHY OF STREETS

3.4 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.

3.5 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 (see **Figure 7**). These are:

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

3.6 Lisson Grove Conservation Area is densely developed with residential terraces of narrow plot width dictating the scale of much of the area. A number of larger properties sit within the compact network of streets. There are a small number of developments which are set within their respective open spaces, for example St Edward's Convent School and the vicarage on Rossmore Road. Generally building lines tightly define street edges though this coherence is lost in some later infill development, such as Westminster College.

3.7 After Marylebone Road, Lisson Grove and Bell Street are the main routes in the conservation area and accommodate most of the activity. Other streets are quieter and more residential in character with intimate spaces being the small mews developments of Lisson Cottages, off Lisson Grove, and the more recent Bendall Mews, off Bell Street.

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.

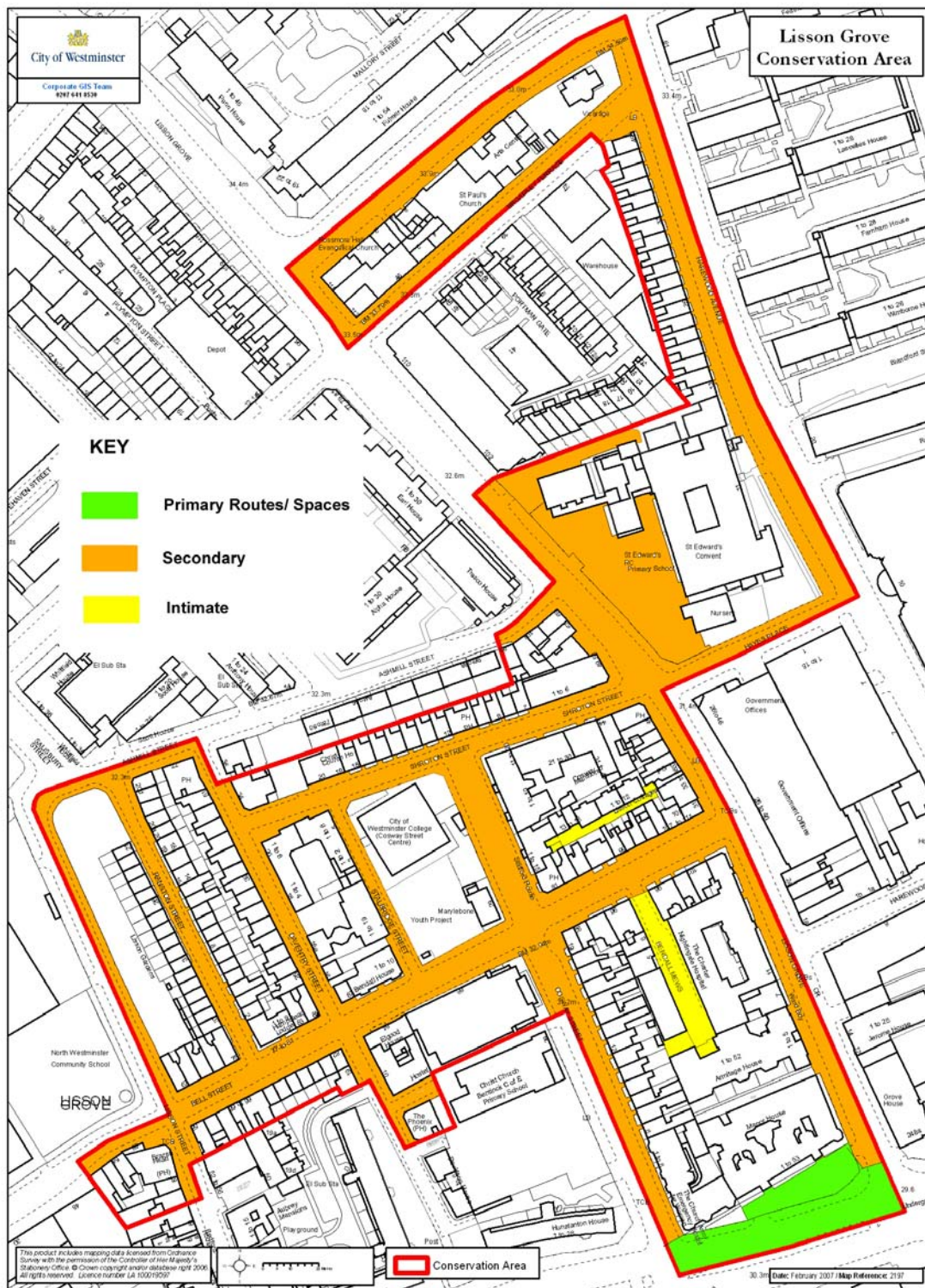


Figure 7: Hierarchy of Streets and Spaces

ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

Overview

3.8 The built fabric comprises a mixture of development from the late 18th, 19th and early 20th centuries with some infill development from the second part of twentieth century (see **Figure 8**). The latter is particularly dominant immediately outside the conservation area boundary. The surviving Georgian terraces, some of which are listed, represent the original phase of development. This scale and type of development is reflected in the later Victorian and Edwardian terraces. Together they are the key factors in defining the character of the area. A number of other building types, from various periods of development, sit within this network of terraced development.

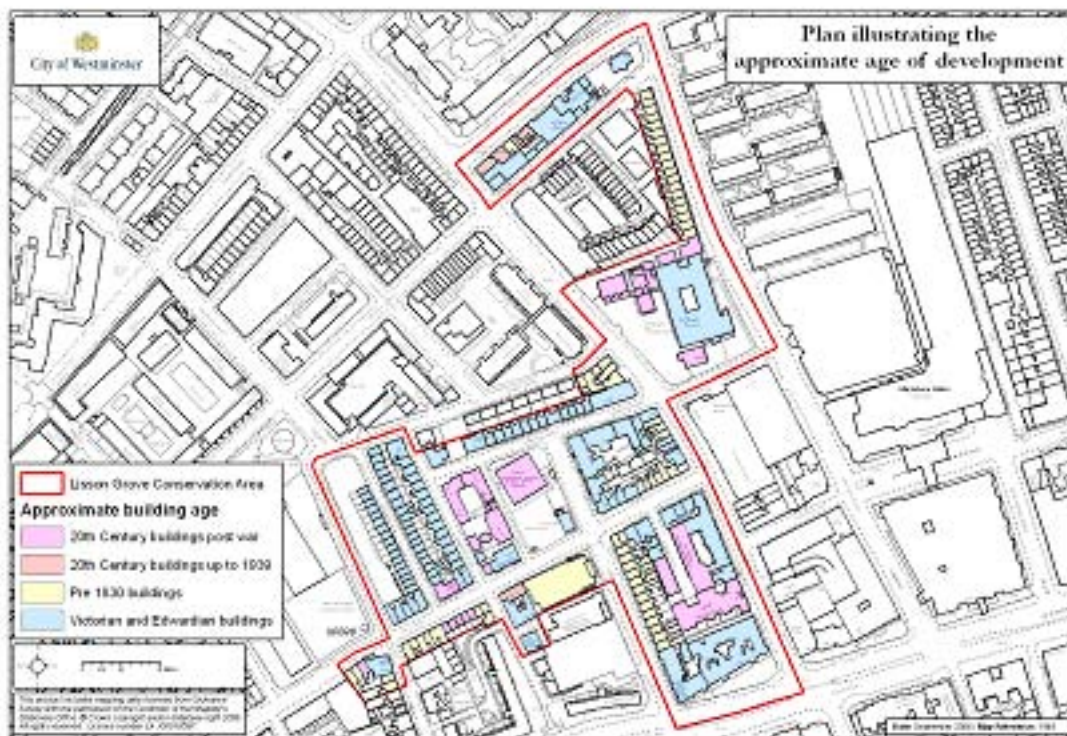


Figure 8: Approximate Building Ages

Terraced Development

3.9 Terraced development is of two to four storeys with the scale of properties generally increasing from west to east. There are continuous spans of Mid-Victorian terraced developments along Harewood Avenue and Cosway Street. These, together with the remaining Georgian terraced properties, are of London Stock brick construction with natural slate roofs and timber sashes and many are articulated by stucco trimmed ground floors and iron railings which surround shallow basement lightwells. A number of properties incorporate shopfronts.

3.10 Continuing the scale and overall form of the terraced houses, the later Victorian and Edwardian terraces show a richness arising from their red brick construction and Queen Anne style detailing. There is greater articulation to the facades with areas of render and roughcast and a more varied roofline. Timber

windows remain but there is a mixture of sashes and some casements. The detailing is bolder with Keystones and chunky corbel brackets. These include a number of smaller developments of interest.

3.11 Lisson Cottages (1855), is a grade II listed mews development of two storey artisan's dwellings with low pitched eaves while Ranston Street model dwellings (1891-96) are distinctive, domestic scale terraces with tile hung elevations and gables fronting onto a street with granite sets. The gables and prominent chimney stacks of the latter properties provide fine articulation to the skyline and enhance views down the street.

Mansion Blocks & Hostels

3.12 A number of mansion blocks and hostel developments sit alongside the terraces. There is a variety in age and type of these developments, some continue the simple terraced form with basic detailing while others are of a grander nature such as Bradbury House and Manor House which front on to Marylebone Road. The latter is a listed grade II residential block of flats dating from 1907. It is of ashlar construction with casement windows framed by stone mullions and is distinguished by its eclectic Arts and Crafts style.

Larger Scale Development

3.13 A scattering of non-residential and larger scale buildings sit within the network of terraces. Of particular note are the stone buildings of St Edward's Convent School, Christ Church and Manor House (see above). These buildings form focal points in their respective parts of the conservation area.

3.14 St Edward's Convent (1844) forms a prominent block between Harewood Avenue and Lisson Grove. The grade II listed ragstone building is of three stories with additional attics and has a picturesque Gothic skyline of gables and turrets.

3.15 Christ Church, built 1822-25 and listed grade II*, defines the corner of Cosway Street and Bell Street with a classical ashlar portico surmounted by a tower. The nave, which occupies the Bell Street frontage, is of brick construction and is articulated by stone dressings.

3.16 In the northern most part of the conservation area there are a variety of properties of a lesser scale to those in the south. These include St Paul's Church and the attractive Red Bus House on Broadley Terrace. Here properties are of various architectural styles, producing a more varied skyline and incorporate a wider pallet of natural materials.

Twentieth Century Infill

3.17 Twentieth century infill development within the conservation area is of varying quality. A good example of such development is 31 Lisson Grove, located on the corner of Lisson Grove and Bell Street. This building respects the height and scale of surrounding development, continuing the plot patterns of adjoining properties. A notable though less contextual development is Lisson Gallery on Bell Street.

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

DES4B should be referred to for scholarly replicas within terraces of unified townscape and/or DES4A in terms of respecting adjoining buildings in areas of varied townscape.

Unlisted Buildings of Merit

3.18 The vast majority of the buildings are in keeping with the character of the conservation area or the respective sub-areas within, most contributing in a positive manner. Those properties or developments which are considered to harm the character of the conservation area are identified in the section 'Negative Buildings' below.

3.19 There are numerous buildings or groups of buildings that are not listed but are considered to be of special merit. These are buildings which may be considered for listing at a future date and are of local significance. They are defined in the Audits as unlisted buildings of merit.

3.20 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. See **Figure 9**.

Ashmill Street

No. 77

Bell Street

Nos. 50, 58-68 (even) & 78-82 (even), Bendall House, 91 & 99-111 (odd)

Bendall Mews

Nos. 5-6

Broadley Terrace

Nos. 46-48 (even)

Cosway Street

Nos. 6-19 (consec) & Stafford House

Daventry Street

Nos. 6 & 25-51 (odd)

Harewood Avenue

Nos. 13-49 (odd)

Lisson Grove

Nos. 7,37,39,43,47,57,59

Lisson Street

Nos. 65-69 (odd)

Ranston Street

Nos. 5-19 (consec) & 21-37 (consec)

Rossmore Road

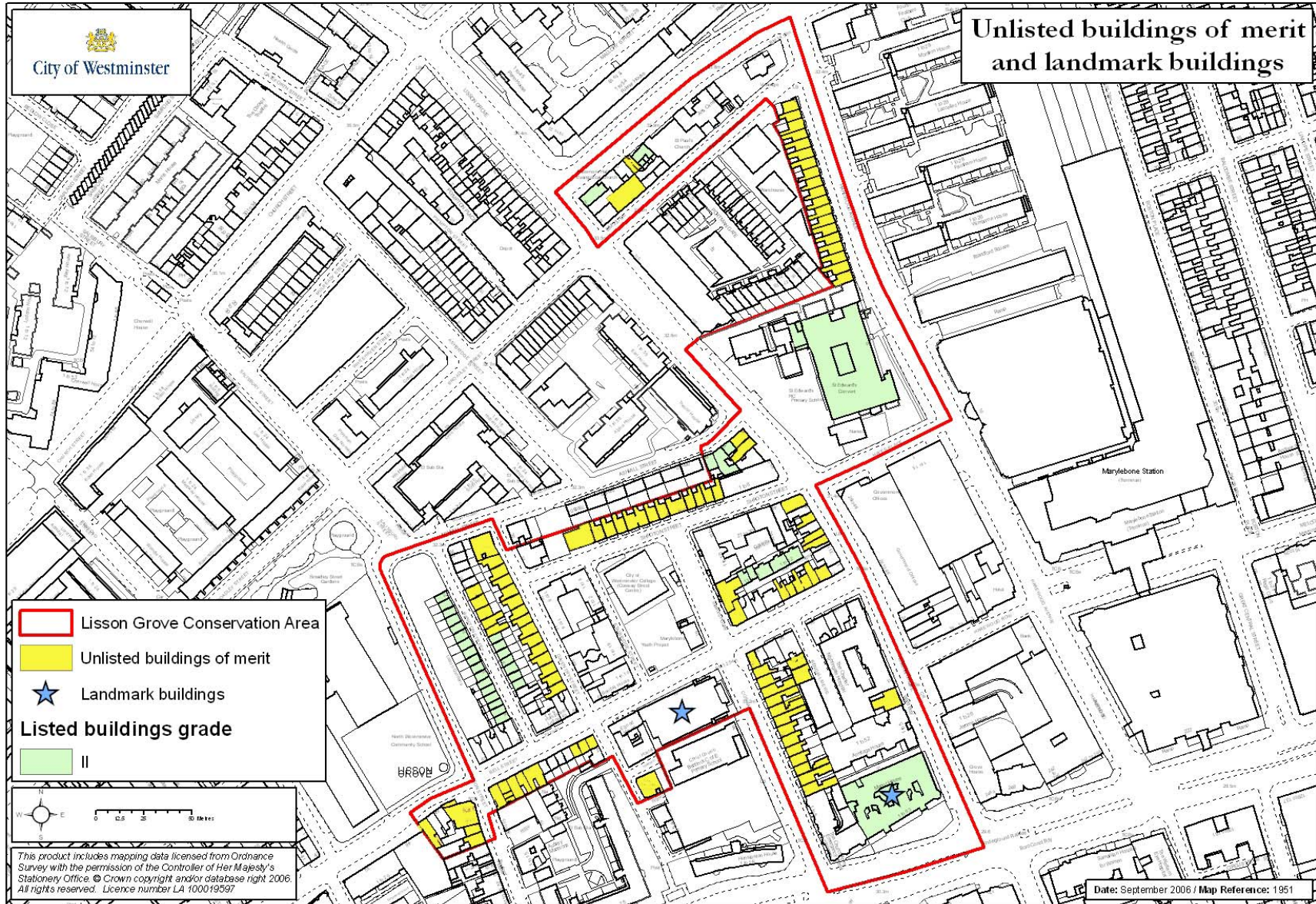
No 5

Shroton Street

Nos. 7-20 (consec)

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.

Figure 9



Landmark Buildings

3.21 Within the conservation area there are buildings which are considered to be of landmark quality. This can be as a result of numerous factors including their siting and detailed design. They contribute significantly to the character and townscape of the area being focal points or key elements in views.

3.22 The two landmark buildings are shown on the plan in Figure 9. Christ Church, 1824-5 by Philip Hardwick (altered and extended 1887 by Sir A W Bloomfield) is listed Grade II*. Its 3 stage tower is prominent in local views. Manor House, 1907 by Gordon & Gunton is listed Grade II. It is visible in long views along Marylebone Road. In both cases, their stone construction means they stand out from surrounding developments.

Roof Extensions

3.23 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 DES6C highlights instances where roof extensions would not be acceptable. This includes terraces where the existing roofline is largely unimpaired by any extensions or alterations; buildings that are significantly higher than their neighbours; buildings or terraces which are complete compositions or which have existing roof extensions; where there is an unbroken line of butterfly roofs; and where a roofline is visible in long views of public spaces.

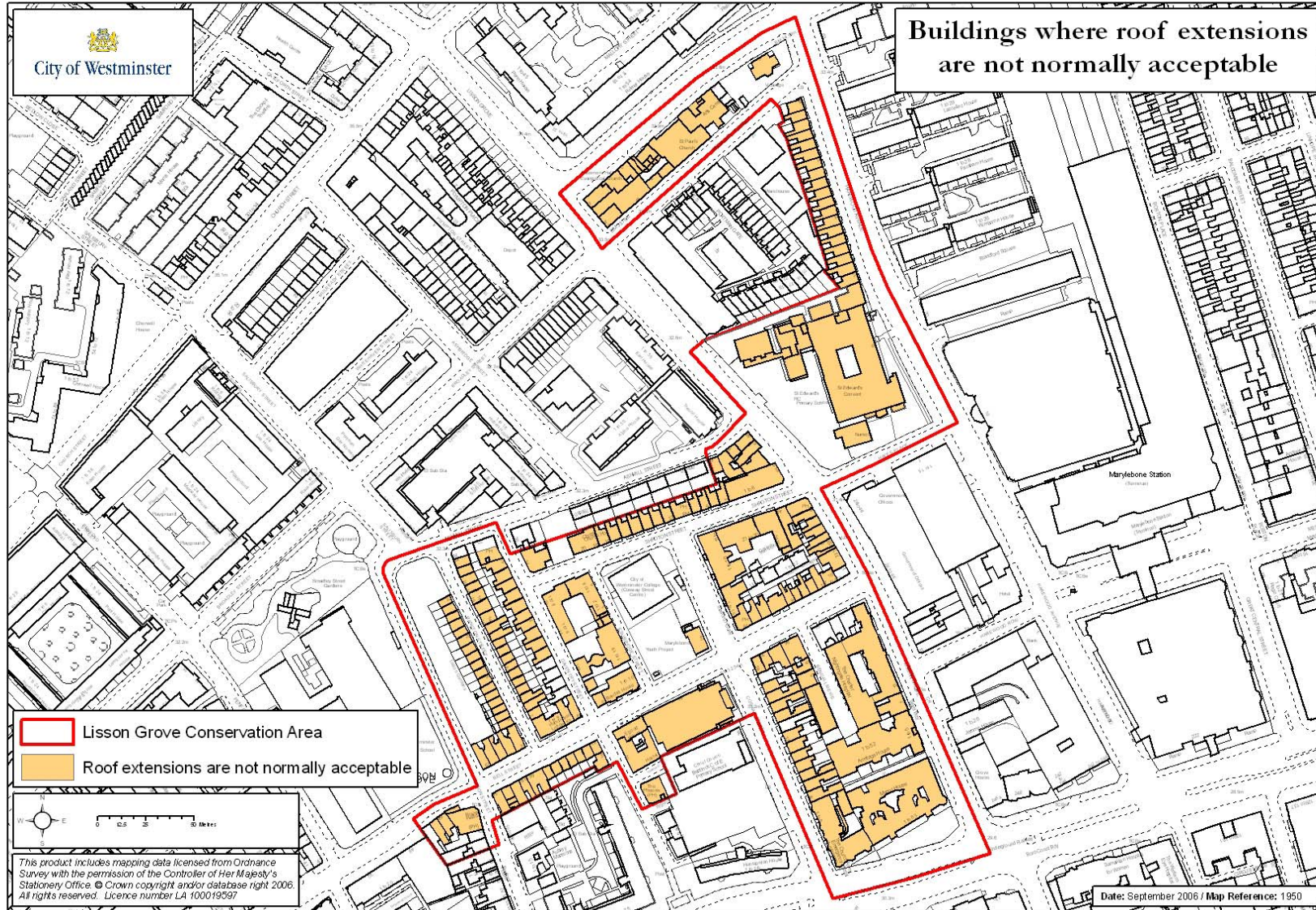
3.24 Much of the conservation area consists of terraced development where properties are part of uniform compositions or already have mansards and thus roof extensions would be inappropriate. Building heights remain relatively consistent from street to street and some of the larger scale buildings, such as Manor House and St Edward's Convent School, have distinctive roof profiles which are designed to be seen against the sky. The rear of terraces are also important characteristics as can be seen with the view of the v parapets of the terraced properties on Harewood Avenue from Lisson Grove. In these cases roof extensions would be resisted. **Figure 10** highlights cases where roof extensions would be inappropriate.

3.25 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 compliment the appearance of the existing building and should not adversely affect the character and appearance of the conservation area.

Policy DES6C highlights instances where roof extensions would not be acceptable.

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.

Figure 10



METROPOLITAN AND LOCAL VIEWS

3.26 The Unitary Development Plan defines two categories of views in Policy DES15 which contribute to Westminster's townscape and historic character. The following section of the audit identifies local views in the conservation area. No metropolitan views have been identified in this conservation area.

3.27 Local views in the conservation area are marked on Figure 11 and listed below. They include views of landmark buildings, listed buildings and groups of buildings of architectural merit.

- The tower of Christ Church is the central focus for many local views, particularly those along Bell Street and Cosway Street.
- Manor House and the adjacent Bradbury House are dominant in views from Marylebone Road to the south of the area.
- St Edward's Convent School and the unlisted terrace of merit, which lies to its north, are prominent in views along Harewood Road.
- View of Marylebone Station down Harewood Row from Lisson Grove.
- View of the cottages along Ranston Street.

3.28 Full consideration must be given to the impact of any development proposals on important metropolitan and local views both within the conservation area and into and out of it.

3.29 There are no strategic views affected by development in this conservation area.

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.

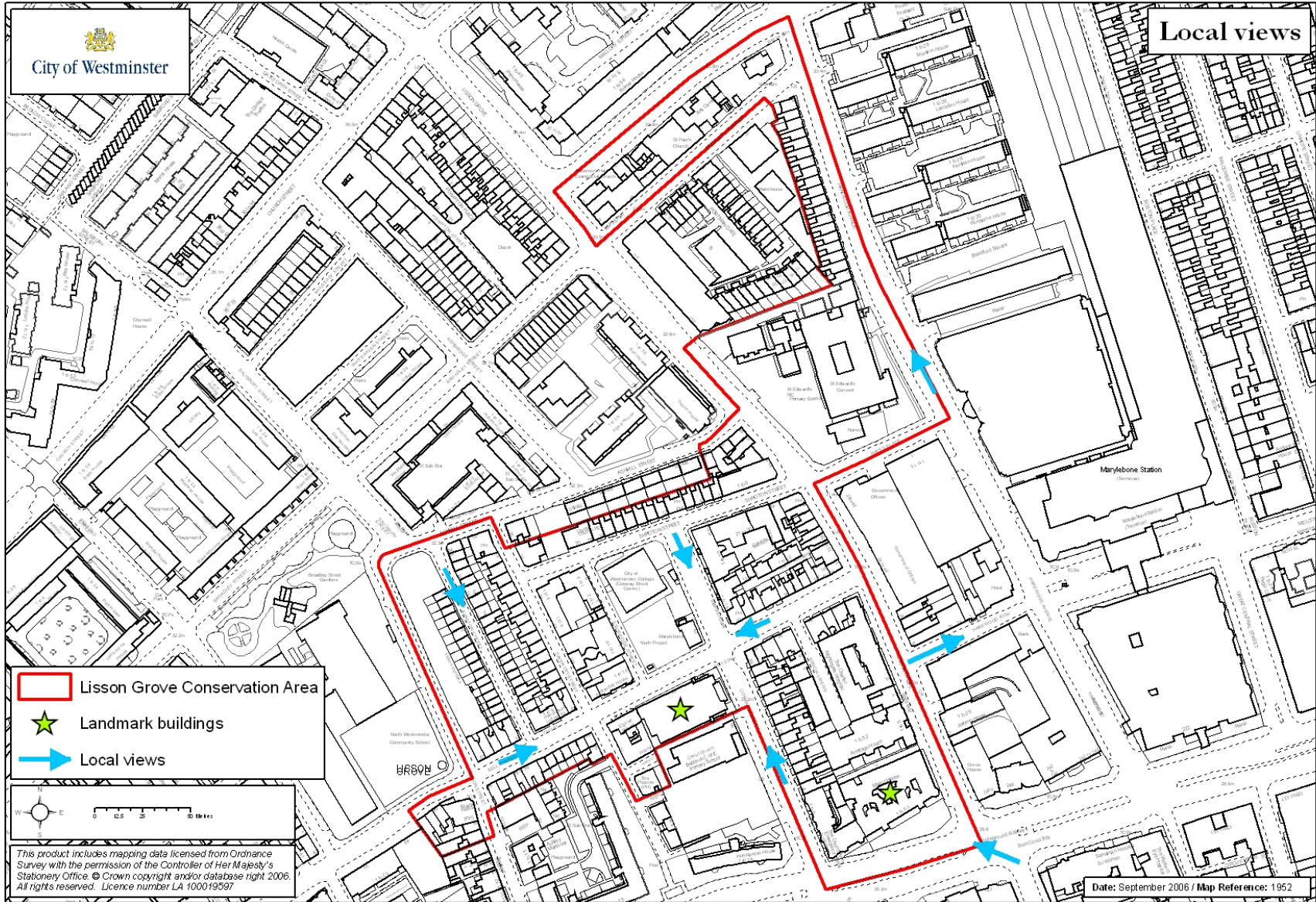


Figure 11

CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

3.30 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, Boundary Walls & Enclosure

3.31 Railings and boundary walls 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.

3.32 The major boundary treatment in the conservation area is iron railings, many of which surround shallow basement lightwells. These railings have been designed as set pieces or are an integral part of a terrace. Good examples are the wrought iron railings to Bendall House on Bell Street, the simple cast iron railings to the late Georgian terraces in Harewood Avenue and Cosway Street and the railings to the later nineteenth century terraces of Ranston Street. Also of note are the iron balconettes to the terraced properties in Harewood Avenue.

3.33 On Rossmore Road and Broadley Terrace properties front on to the pavement or are set behind tall red brick walls. St Edward's Convent School has a distinctive boundary wall of Kentish ragstone to Harewood Avenue and stock brick to Hayes Place.

3.34 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

3.35 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.

3.36 The range and quality of shopfronts differ through the conservation area. Lisson Grove still retains some traditional shopfronts but there has been the introduction of modern detailing and some unsympathetic frontages and signage. Many shopfronts along Bell Street have been retained, despite the loss of retail uses. These traditional shopfronts retain much of their original detailing. Good examples are the simple timber panelled shopfronts of 50 and 56 Bell Street and the shopfront of 29 Daventry Street with its large vertical sliding sash.

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

3.37 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.

3.38 Of particular interest in this conservation area is the listed telephone box (1927) on Bell Street, outside the Brazen Head Public House.

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

Historic Floorscapes

3.39 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.

3.40 The original granite sets in Ranston Street add character and texture to this distinctive development of model dwellings and should be retained.

Trees and Landscaping

3.41 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.

3.42 Lisson Gardens has a variety of trees which provide a pleasant backdrop to the Ranston Street properties. Most other trees are to be found in private grounds, such as the grounds to St Edward's Convent School and the garden to the vicarage on Rossmore Road. There are a few street trees situated along short sections of Bell Street, Cosway Street and Harewood Avenue which contribute positively to the street scene.

3.43 There is little open space in the conservation area. Lisson Gardens, situated on Lisson Street, is the area's main green space. It is a landscaped space planted with a variety of trees and incorporates a children's play area. Other main spaces are hard landscaped and include the playground to St Edward's Convent School and the car park adjacent to Westminster College.

The remainder of spaces are small and exist in the form of private gardens, such as that to the vicarage on Rossmore Road, or hardscaped forecourts which surround some of the larger properties. The green areas provide a valuable contribution to the character of the conservation area providing a green foil to the surrounding hard landscape.

UDP policy ENV 14 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

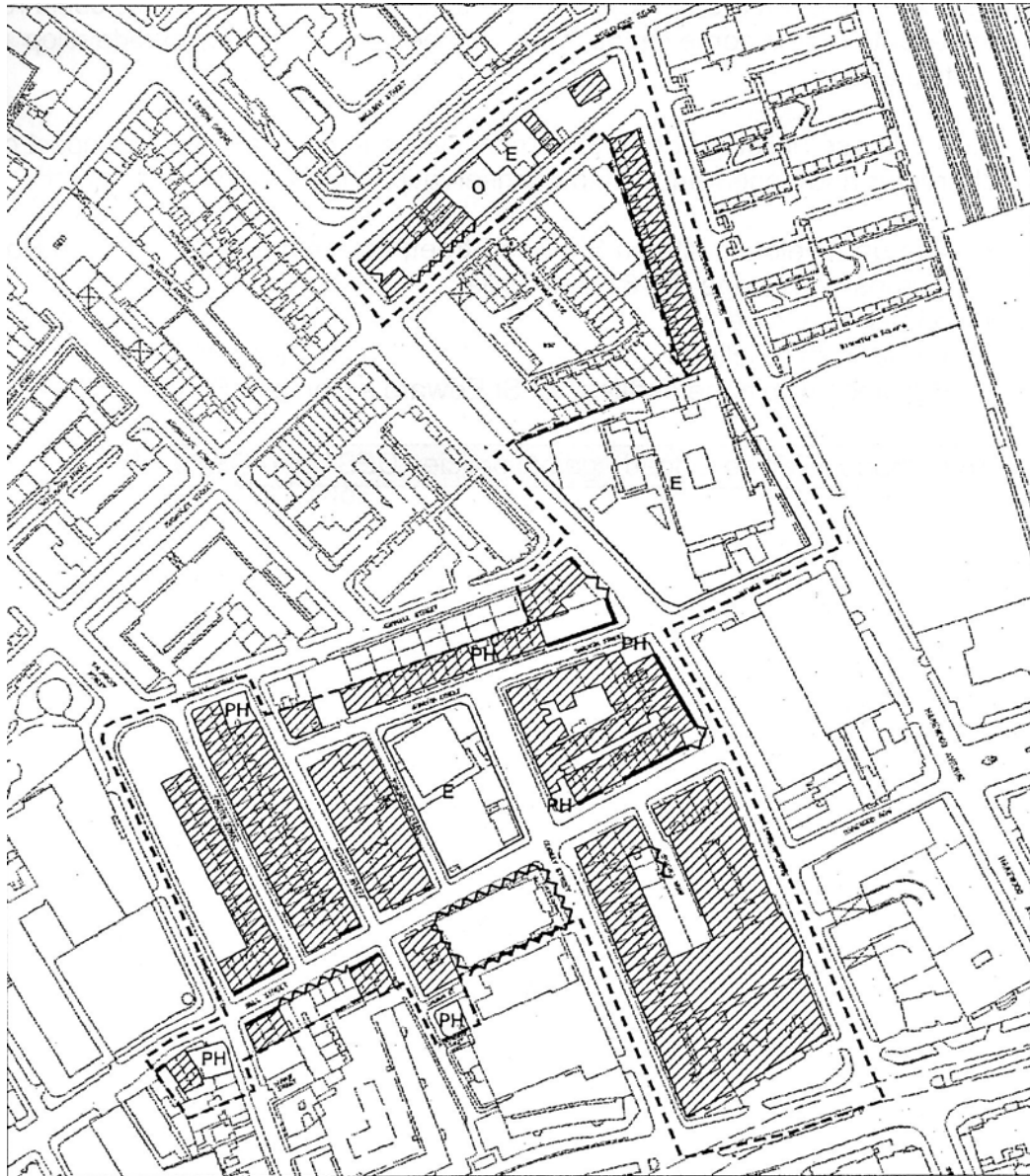
3.44 The contribution of land uses to the character and appearance of a conservation area is of importance. This will not only have a direct influence on the building typology or make-up of an area but also on the nature and use of the public spaces and streets. Particular uses may be of historic or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

3.45 Lisson Grove Conservation Area is predominantly residential in character interspersed with a variety of commercial activities, education and religious establishments. Lisson Grove and Bell Street are the main commercial streets in the area and accommodate most of the activity. Many of the original shop units along these streets have been converted into office accommodation. Remaining shops house a variety of uses such as antique dealers, second hand book shops, a post office and a number of small cafes. Many of these commercial units house residential flats at the upper levels. The conservation area also includes a number of public houses, many of which are located on corner sites. At the eastern end of Shroton Street there is a large seafood restaurant.

3.46 There are several larger offices in the area which occupy converted properties such as Christ Church on Cosway Street and the Red Bus House, a former Working Men's Club, in Broadley Street. There are also a number of educational establishments including St Edward's Convent School on Harewood Avenue, Westminster College on Cosway Street and a theatre school on Rossmore Road. The land uses in the area are shown on the plan in Figure 12.











3.47 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.

Figure 12: LAND USES



Base map reproduced/derived from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office (c) Crown Copyright (year as map date). Westminster

KEY

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

NEGATIVE FEATURES

3.48 Negative features 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.

3.49 Those buildings or features considered to have a negative impact on the character and appearance of the conservation area include:

- The undeveloped site on Shroton Street, adjacent to Christ Church House
- Hampstead Lodge, 77-81 Bell Street
- 53 Lisson Grove
- Westminster College
- Buildings within the curtilage of St Edward's Convent School.

Any proposal will be judged against policies DES1 and DES9.

DIRECTORY

DESIGNATION AND EXTENSION

LISTED BUILDINGS -

OTHER DESIGNATIONS –

- Adjacent conservation areas
- Strategic views
- Areas of archaeological priority
- Article 4 directions
- Regulation 7 direction

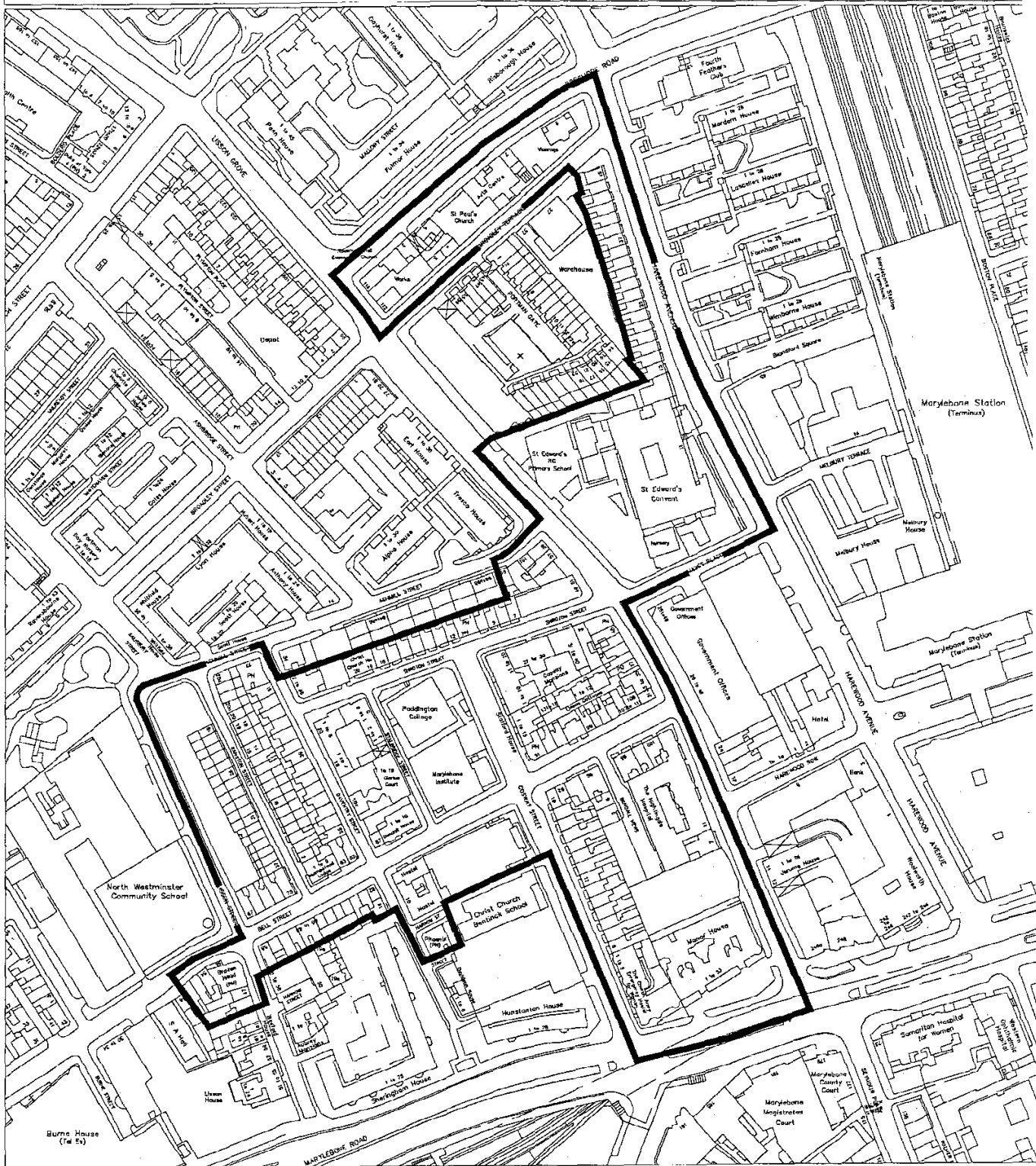
PUBLICATIONS -

- Design Briefs and Guidelines
- Further reading

AUDIT DESIGNATION REPORT AND STATEMENT OF DECISION

DESIGNATION AND EXTENSION

LISSON GROVE CONSERVATION AREA



CONSERVATION AREA NUMBER 50

Scale - None



CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND TRANSPORTATION

DATE : 3 JULY 1990

REPORT OF : DIRECTOR OF PLANNING AND ENVIRONMENT

SUBJECT : PROPOSED CONSERVATION AREA EXTENSIONS

WARD : BAKER STREET, BAYSWATER, BELGRAVE,
BRYANSTON, CAVENDISH, CHURCHILL,
CHURCH STREET, LANCASTER GATE, MILLBANK,
REGENTS PARK, ST GEORGE'S, ST JAMES'S,
VICTORIA, WEST END

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

- 1.1 As part of the City Council's District Plan policy (chapter 10 para 10.44(ii): "to review its conservation areas and boundaries periodically, and whilst doing so to take account of any representations of interested parties" additional conservation areas and conservation area extensions are proposed. The review has been undertaken at the request of the Committee and of individual members who have at various times requested the extension of Conservation Area boundaries.
- 1.2 This report seeks the Committee's approval in principle to the designation of new conservation areas and conservation area extensions and authority to proceed with the consultation necessary prior to final designation.

2. RECOMMENDED

That the areas named in the following list, described in this report and shown in the attached maps be approved in principle, subject to consultations for designation as Conservation Areas or extensions to existing Conservation Areas and that the results of the consultations be reported back to Committee.

Proposed Conservation Area Designations/Extensions

Map No.

(1)	Lisson Grove ,NW1	I
(2)	Cleveland Street, W1	II
(3)	Haymarket SW1 and ,WC2	XXIV
(4)	Fisherton Street Estate ,NW1	IV
(5)	Churchill Gardens, SW1	V
(6)	Lillington Gardens, SW1	VI
(7)	Hallfield Estate, W2	VII
(8)	Dorset Square C.A. Extension, NW1	VIII
(9)	Bayswater C.A. Extension (Orme Court), W2	XI a
(10)	Bayswater C.A. Extension. (Porchester Road), W2	IXb
(11)	Belgravia C.A. Extension, W1	X
(12)	Stratford Place C.A. Extension, W1	XI
(13)	Molyneux Street C.A. Extension, W1	XII
(14)	Medway Street, C.A. Extension, W1	XIII
(15)	Soho C.A. Extension , W1	XIV
(15a)	Soho C.A. Extension, (Denman Street), W1	XIV a
(16)	East Marylebone .C.A.	XIV
(17)	Portman Square C.A. Extension (Baker Street), W1	XV a
(18)	Portman Square C.A. Extension (Aybrook Street), W1	XV b
(18a)	Portman Square C.A. Extension (Marble Arch), W1	Xvc
(19)	Leicester Square C.A. Extension, WC2	XXIV
(20)	Pimlico C.A. Extension, SW1	XVII
(21)	Millbank C.A. Extension SW1	XVIII
(22)	Mayfair C.A. Extension (Park Street), W1	XIX a
(23)	Mayfair C.A. Extension (Avenfield/Brook House), W1	XIX b
(24)	Mayfair C.A. Extension (Old Park Lane), W1	XIX c
(25)	Mayfair C.A. Extension (Oxford Street/Park Lane), W1	XXI a
(26)	Mayfair C.A. Extension (Lumley Street), W1	XXI c
(27)	Mayfair C.A. Extension (Dering Street), W1	XXII a
(28)	East Marylebone C.A. Extension, W1	XX
(29)	Harley Street C.A. Extension (Old Cavendish Street)	XXII a
(30)	Harley Street C.A. Extension (Olbury Place), W1	XXII b
(31)	Regent Street C.A. Extension, W1	XXIII
(32)	Trafalgar Square C.A. Extension, WC2	XXIV

3. BACKGROUND

- 3.1 This report stems from the Planning and Development Committee of 21st November 1989 when "it was felt that a general review of conservation areas in the City should be undertaken".
- 3.2 Since 1967, and in response to the Civic Amenities Act of that year the City Council has designated and extended conservation areas to cover the greater part of the City.

- 3.3 The first designations covered only the very best areas but more areas were added as the City Council reflected public appreciation of conservation in the urban scene and the general protection that designation provides.
- 3.4 The Committee will be aware that over the last few months several reports have been presented proposing that additional areas should be protected by conservation area legislation. This report is intended to be comprehensive to coincide with the preparation of the City Council's Unitary Development Plan and is based on a City-wide survey which highlighted remaining areas of quality or important location which qualifies them for consideration. The designation of canalside areas, however, will be subject to separate consideration and a report on this will be presented to members at the next Committee.
- 3.5 For the most part, the report proposes numerous small areas to be given conservation area status, either by the creation of new areas or extensions to existing ones. The reasons for the proposals are not always the same and for clarity they have been grouped into areas of similar characteristics.

They are:

at:

- | <u>A. New Conservation Areas to Protect Areas of the Traditional Fabric</u> | <u>Map No</u> |
|---|---------------|
| (1) Lisson Grove, NW1 | I |
| (2) Cleveland Street, W1 | II |
| (3) Haymarket SW1 and WC2 | XXIV |
|
 | |
| <u>B. New Conservation Areas to Protect Good Quality Housing Estates</u> | |

at:

- | | |
|----------------------------------|-----|
| (4) Fisherton Street Estate, NW1 | IV |
| (5) Churchill Gardens, SW1 | V |
| (6) Lillington Gardens, SW1 | VI |
| (7) Hallfield Estate, W2 | VII |

Extensions to Existing Conservation Areas to include Good Quality Fringe Areas

at:

- | | |
|--|-----------|
| (8) Dorset Square Conservation Extension, NW1 | VIII |
| (9) (10) Bayswater Conservation Area Extension, W2
(Orme Court, Map Ixa and Porchester Road,) | IXa & IXb |
| (11) Belgravia Place Conservation Extension SW1 | X |
| (12) Stratford Place Conservation Area Extension, W1 | XI |
| (13) Molyneux Street Conservation Area Extension, W1) | XII |
| (14) Medway Street Conservation Area Extension, SW1) | XIII |

D. Extension to Conservation Areas to cover Prominent Sites

Map No

at:

(15) & (15a)	Soho C.A. Extensions, W1)	XIV and XIVa
(16)	East Marylebone C.A. Extension	XIV
(17)	Portman Square C.A. Extension (Baker Street), W1	X
(18)	Portman Estate C.A. Extension (Aybrook Street)	XVb
(18a)	Portman Estate C.A. Extension (Marble Arch)	XVc
(19)	Leicester Square C.A. Extension WC2	XXIV
(20)	Pimlico C. A. Extension SW1	XVII
(21)	Millbank C.A. Extension SW1	XVIII
(22)	Mayfair C.A. Extension (Park Street) W1	XIXa
(23)	Mayfair C.A. Extension (Avenfield/Brook House)	XIXb
(24)	Mayfair C.A. Extension (Old Park Lane)	XXIa
(25)	Mayfair C.A. Extension (Oxford Street/Park Lane)	XXIa
(26)	Mayfair C.A. Extension (Lumley Street)	XXIc
(27)	Mayfair C.A. Extension (Dering Street)	XXIIa
(28)	East Marylebone C.A. Extension W1	XX
(29)	Harley Street C.A. Extension (Old Cavendish Street)	XXIIa
(30)	Harley Street C.A. Extension (Olbury Place) W1	XXIIb
(31)	Regent Street C.A. Extension W1	XXIII
(32)	Trafalgar Square C.A. Extension	XXIV

3.7 Brief descriptions and reasons for designation of the above areas are as follows:

A. New Conservation Areas

(1) Lisson Grove, NW1 (Map I)

The proposal is centred on Bell Street and Lisson Grove and comprises mostly nineteenth century terraces with some twentieth century infill. It includes a variety of properties between Rossmore Road and Broadley Terrace, No 13-49 (odd) Harewood Avenue an architecturally good but unlisted terrace of early nineteenth century houses and St Edwards Convent and Primary School. The convent is a listed building.

The area around Bell Street and Cosway Street is the setting for Christ Church which was designed by Philip Hardwick and built between 1824-25.

Ranston Street, which was redeveloped with model dwellings between 1891-96 by Octavia Hill replaced notorious slums. Parts of the area have been redeveloped in recent years but the scale of the redevelopment has not been destructive to the essentially domestic scale of the area.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND TRANSPORTATION

DATE : 20 NOVEMBER 1990

REPORT OF : DIRECTOR OF PLANNING AND ENVIRONMENT

SUBJECT : RESULTS OF CONSULTATIONS AND OTHER
MATTERS CONCERNING PROPOSED
CONSERVATION AREA EXTENSIONS

WARD : BAKER STREET, BAYSWATER, BELGRAVE,
BRYANSTON, CAVENDISH, CHURCHILL, CHURCH
STREET, LANCASTER GATE, MILLBANK,
REGENT'S PARK, ST GEORGE'S, ST JAMES'S,
VICTORIA, WEST END, WESTBOURNE, QUEENS
PARK

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

The Planning and Development Committee of 3 July 1990 gave approval in principle to the designation of new conservation areas, conservation area extensions and authority to proceed with consultations leading to their proposed designation. They also asked for a number of associated matters to be investigated or undertaken, and in particular requested that a booklet be produced and made available to the public which explains the nature and extent of control exercised by the City Council within Conservation Areas.

This report presents the responses from consultees and seeks approval for the conservation area designations. Appendix 1 contains the text of a proposed conservation area booklet.

2. RECOMMENDATIONS

- 2.1 That Committee resolve to designate the new conservation areas and conservation area extensions listed in Appendix 2 of this report and authorise the Director of Planning and Transportation to give notice of the designations in the London Gazette and at least one local newspaper circulating in the areas, to the Secretary of State for the Environment, English Heritage and the adjoining Boroughs and to take such other steps as may be necessary to implement the designations.
- 2.2 That the text of the proposed conservation areas booklet be noted.

3. BACKGROUND

- 3.1 Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions in the report to Committee on 3 July 1990.

Local Government (Access to Information) Act 1985

List of Background Papers

1.

2.

AREAS TO BE DESIGNATED AS CONSERVATION AREAS

A. Proposed New Areas to protect the traditional fabric

Map No.
(displayed in the
Committee Room)

(1)	Lisson Grove, NW1	I
(2)	Cleveland Street, W1	II
(3)	Haymarket, SW1 and WC2	XXIV
(3A)	Dolphin Square	XVII
(3B)	Regency Street/Chapter Street	XXVA

B. Proposed New Areas to protect Good Quality Housing Estates

(4)	Fisherton Street Estate NW1	IV
(5)	Churchill Gardens	V
(6)	Lillington Gardens, SW1	VI
(7)	Hallfield Estate, W2	VII

C. Proposed Areas Adjacent to Existing Conservation Areas to Include Good Quality Fringe Developments

(8)	Dorset Square Conservation Area, NW1	VIII
	<u>Bayswater Conservation Area, W2</u>	
(9)	(i) Orme Court	IXa
(10)	(ii) Porchester Road	IXb
(11)	Belgravia Conservation Area	X
(12)	Stratford Place Conservation Area, W1	XI
(13)	Molyneux Street Conservation Area, W1	XII
(14)	Medway Street Conservation Area, SW1	XIII

D. Proposed Extensions to Existing Conservation Areas to cover prominent sites

	<u>Soho Conservation Area</u>	
(15)	(i) Oxford Street/Poland Street and 67-77 Oxford Stand 215-229 Oxford St	XIV & XXIII
(15a)	(ii) Denman Street	XIVa
	<u>East Marylebone Conservation Area, W1</u>	
(16)	(i) Oxford Street/Berners Street	XIV
(28)	(ii) Middlesex Hospital	XX

	<u>Portman Estate Conservation Area, W1</u>		
(17)	(i)	Portman Square	XVa
(18)	(ii)	Aybrook Street	XVb
(18a)	(iii)	Oxford Street, Marble Arch	XVc
(20)		Pimlico Conservation Area, SW1	XVII
(21)		Millbank Conservation Area, SW1	XVIII
	<u>Mayfair Conservation Area, W1</u>		
(22)	(i)	Park Lane/Park Street	XIXa
(23)	(ii)	Avenfield and Brook House, Park Lane	XIXb
(24)	(iii)	Old Park Lane/Hertford Street	XIXc
(25)	(iv)	Oxford Street/Park Lane/Park Street	XXIa
(26)	(v)	Oxford Street/Lumley Street	XXIc
(27)	(vi)	Oxford Street/Dering Street/Woodstock Street	XXIIa
	<u>Harley Street Conservation Area, W1</u>		
(29)	(i)	Oxford Street/Old Cavendish Street	XXIIa
(30)	(ii)	Oldbury Place	XXIIb
(19)		Leicester Square Conservation Area, WC2)	
(31)		Regent Street Conservation Area, SW1)	XXIV
(32)		Trafalgar Square Conservation Area, WC2)	

List of Consultees

The Victoria Society
 The Georgian Group
 The Westminster Society
 The Knightsbridge Association
 St Marylebone Society
 The St John's Wood Society
 Paddington Waterways and Maida Vale Society
 Covent Garden Community Association
 Covent Garden Forum of Representatives
 Fitzrovia Neighbourhood Association
 Soho Society
 Residents' Association of Mayfair
 South East Bayswater Residents Association
 Hyde Park Estate Association
 Bayswater Residents Association

The Marylebone Association

Councillor A M Hooper

Councillor M E Rossi

Councillor A E Barns

Councillor M C Brahams

Councillor B L M Griffiths

Councillor Elizabeth Blois

Councillor Elizabeth Flach

Councillor J Bianco

Councillor John Bull

Councillor D A Berens

Councillor Nicholas F Markham

Councillor H C J Marshall

Councillor Jennifer Edwards

Councillor Gavin J Miller

Councillor Richard H Nicholls

Councillor Andreas N Gledhill

Councillor Duncan J Goldie-Scott

Councillor William W Griffiths

Councillor K P Ivens

Councillor Judith Anne Werner

Councillor Joseph Glickman

Councillor A G Lazarus

Councillor Jillian A Selbourne

Councillor P J J Batty

Councillor A M Mallinson

Councillor Lady Shirley Porter

Councillor R S J Michaels

Councillor John Moreland

Councillor R J Davis

Councillor S H Milton

Councillor J K Hunt

Director of Planning and Communications London Borough of Camden

Borough Planning Officer Royal Borough of Kensington and Chelsea
Director of Town Planning and Economic Development London Borough of Lambeth
The Borough Planner London Borough of Wandsworth
The Thirties Society
Crown Estate Commissioners
North East Thames Regional Health Authority
Paddington and North Kensington Health Authority
Riverside Health Authority
Thames Water Plc
Ancient Monument Society
The Civic Trust
Council for British Archaeology
English Heritage Historic Buildings and Monuments Commission for England
Landscape Institute
Royal Fine Arts Commission
Save Britain's Heritage
Society for the Protection of Ancient Buildings
Charlotte Street Association
East Marylebone Planning Forum
Hyde Park Estate Residents Association
The Knightsbridge Association
The Marylebone Association
The Marylebone Village Residents' Association
The Paddington Society
Princess Court Resident's Association
Hugh Bullock, Gerald Eve Limited
The Jermyn Street Association Working Party
The Northern Section of Greater London Archaeology
Oxford Street Association
The Pimlico Neighbourhood Aid Centre
The Pimlico Society
St James's Association
ST John's Wood Protection Society

The Strand Association
Westbourne Neighbourhood Association
Westbourne Amenity Society Forum
LEB Head Office
London Planning Advisory Committee
Mr Mark Balaam, Borough Liaison Officer London Tourist Board
Post Office, London Postal Region, Operations Planning Division
Post Office, London Postal Region, Controller Buildings and Mechanisation Division
River Thames Society
Westminster Property Owners Association
Architectural Association Inc
British Property Federation
London fire and Civil Defence Authority
British Telecom London Region
National Rivers Authority Thames Region
Cities of London and Westminster Trades Council
Craft Advisory Council
The Georgian Group Association
Dolphin Square Tenants
East Marylebone Residents Association
Grosvenor and Belgravia Residents Association
The Harrowby and District Residents Association
Lillington Gardens Tenants Association
The Mayfair, Piccadilly and St James's Association
Millbank Estate Tenants Association
Paddington Federation of Tenants and Residents Associations
Peabody Tenants Group
Pimlico Residents Action Group
Pimlico Tenants and Residents Association
The Residents Association of Mayfair

The period of consultation, as with previous conservation area designations, lasted 28 days, between 20 July 1990 and 17 August 1990. However, comments were accepted after this period.

A. Proposed New Areas to Protect the Traditional Fabric

	Map No.
(1) Lisson Grove, NW1 No comments have been received on this proposal.	I
(2) Cleveland Street, W1 The Fitzrovia Neighbourhood Association very much welcome the designation of this conservation area.	II
(3) Haymarket SW1 and WC2 No comments have been received on this proposal.	XXIV

LISTED BUILDINGS

OTHER DESIGNATIONS

Adjacent conservation areas

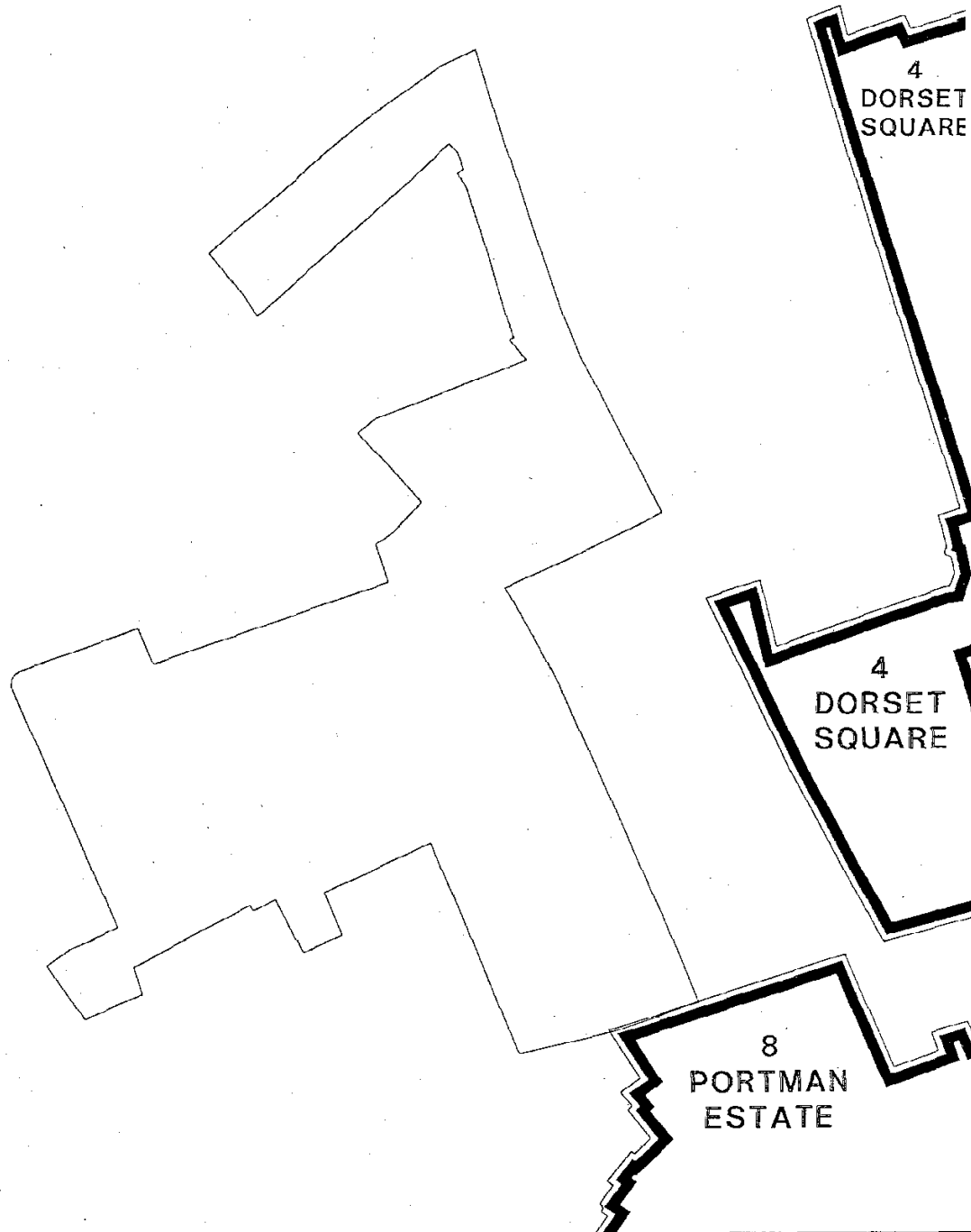
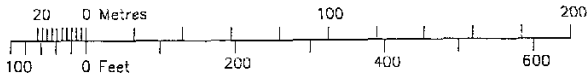
Strategic views

Areas of archaeological priority

Article 4 directions

Regulation 7 direction

LISSON GROVE CONSERVATION AREA ADJACENT CONSERVATION AREAS



CONSERVATION AREA NUMBER 50

Scale - None



*Adjacent Conservation Areas -
the following conservation areas adjoin the Lisson Grove Conservation Area:
Dorset Square (4) and Portman Estate (8).*

STRATEGIC VIEWS

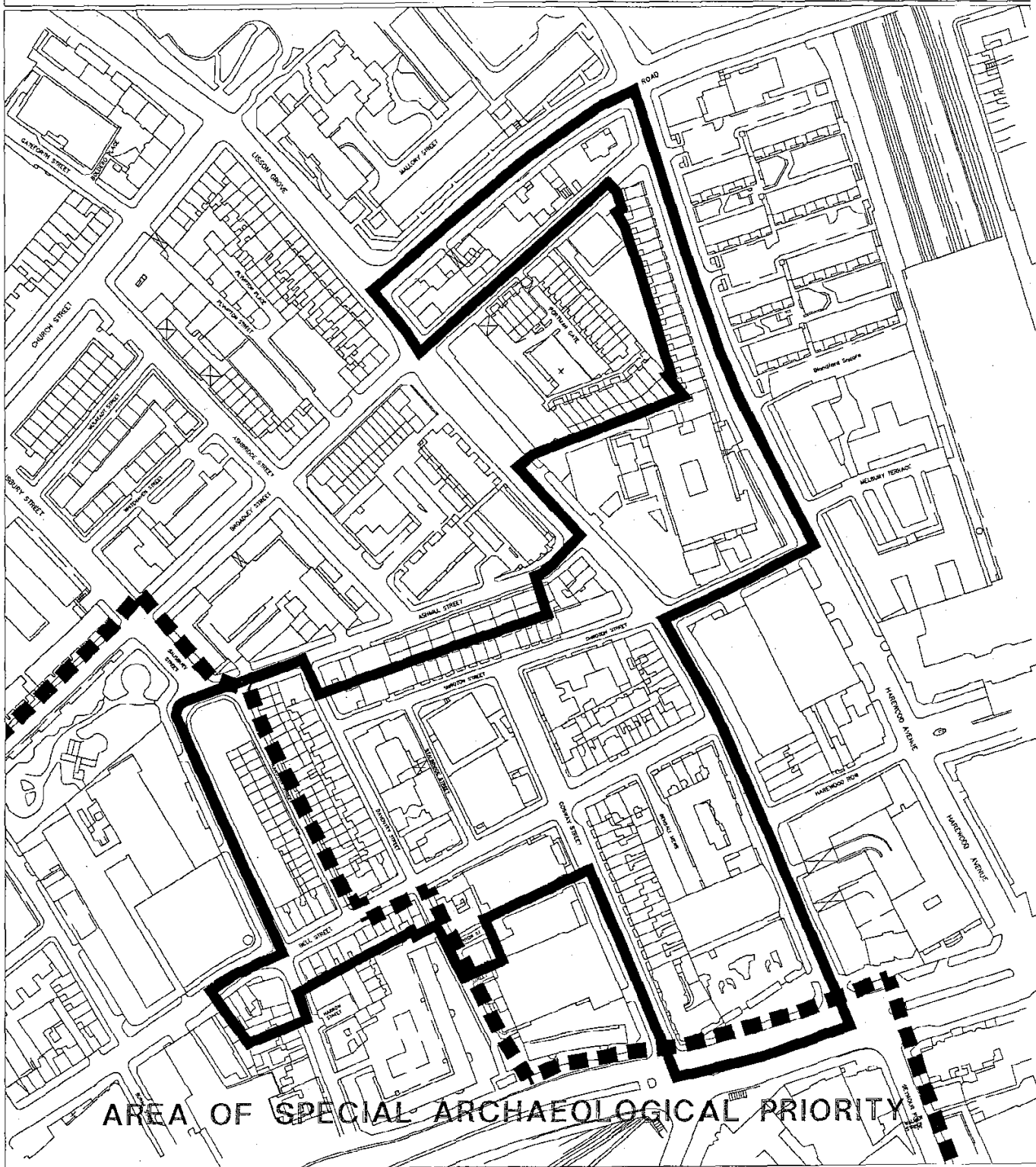
There are no strategic views affecting this conservation area.

AREAS OF ARCHEOLOGICAL PRIORITY

Marylebone Road, the west side of Ranston Street, Lisson Street and the western part of Bell Street lie within the Paddington and Lilestone Villages Area of Special Archaeological Priority.

This area is situated north and south of the junction between Marylebone Road and Harrow Road. Paddington is thought to have originated as a settlement occupied by the followers of the Anglo Saxon Cheiftain Padda, and it is likely that the area has remained settled since then. Lilestone was also thought to be occupied during Saxon and Medieval times. At one time it was the property of the Knights Templar, and on their suppression in the early 14th Century ownership passed to the Knights of St John of Jerusalem.

LISSON GROVE CONSERVATION AREA AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY



AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY

CONSERVATION AREA NUMBER 50

Scale - None



AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY -
*Lisson Grove Conservation Area is part of Paddington and
Lillestone Villages Areas of Special Archaeological Priority.*



ARTICLE 4 DIRECTIONS

There are no Article 4 Directions affecting this conservation area.

REGULATION 7 DIRECTIONS

There are no Regulation 7 Directions affecting this conservation area.

PUBLICATIONS

Design Briefs and Guidelines
Further reading

Design Guides and Planning Briefs Specific to Lisson Grove

1. Lisson Grove Conservation Area No. 50 - General Information Leaflet
2. St Edward's Convent and School Planning Brief

General Policies and Design Guides Relating to Lisson Grove

1. City of Westminster District Plan (as approved 1982)
2. City of Westminster Unitary Development Plan (as agreed for Deposit)
3. Mews : A Guide to Alterations
4. A Guide to Roof Alterations and Extensions
5. Blinds : Guidelines for their selection and fitting
6. Shopfronts Blinds and Signs
7. Boardwatch (A Guide to Regulation 7 Requirements)
8. Forecourt Parking
9. A Guide to Historic Building Grants
10. Refuse Storage in new Developments
11. Standards for Residential New Building, Conversion and Rehabilitation Schemes
12. Mobility Guide
13. Stucco : A Guide to its Care and Maintenance
14. Trees : Legislation and Procedure
15. Trees : Planting and Care
16. Conservatories : A Guide to Design and Planning Procedures
17. Conservation Areas : A Guide to Property Owners
18. The Listing of Historic Buildings : A Guide for Owners and Occupiers
19. Westminster's Architectural Heritage : Guidance about Architectural Theft for Owners of Historic Buildings.
20. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
21. Plant and Air Conditioning Equipment : Guidance Notes
22. The Placing of tables and Chairs on the Highway

23. Lighting Up the City : A Good Practice Guide for the Illumination of Buildings and Monuments.
24. Public Art in Westminster
25. The Protection of Historic Buildings in Westminster - A Guide to Structural Alterations for Owners, Architects and Developers.

Decision-maker	Date	Title of Report
CABINET MEMBER FOR CITY DEVELOPMENT		Lisson Grove Conservation Area – Adoption of Conservation Area Audit & proposed extensions.
CLASSIFICATION FOR GENERAL RELEASE		Report of
		Director of Planning and Transportation
Wards Involved	Church Street & Bryanston and Dorset Square	
Policy Context	The Civic Review Initiative has a target to adopt 12 Conservation Area Audits as supplementary planning guidance by 2002/03 in order to implement the programme to prepare audits for the City's 53 conservation areas. The review of conservation area boundaries forms part of this process	
Financial Summary	There are no financial implications arising from this report at this stage.	

Summary

1.1 National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 53 conservation areas and to consider the designation of further ones. The Council wishes to adopt the Molyneux Street Conservation Area Audit following full consultation and a public meeting where boundary extensions were proposed. This report takes on board comments received in writing and at the public meeting following a comprehensive programme of consultation on the draft Audit.

RECOMMENDATIONS

2.1 That the Cabinet Member for City Development resolves to adopt the Lisson Grove Conservation Area Audit (attached in Appendix 4) as Supplementary Planning Guidance.

2.2 That the Cabinet Member for City Development resolves to undertake the formal designation process on the proposed extensions to the conservation area listed in para. 5.1 & 5.2 of the report.

3 Background Information

3.1 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council's comprehensive review of its then 51 conservation areas (there are now 53). This review is a statutory duty and an updated timetable is being progressed.

3.2 Given the complexity and scale of the City's conservation areas this process has been broken into three stages involving the production of mini-guides (General Information Leaflets), directories and audits. The audits represent the third and final stage of the preparation of appraisals of all of the Borough's 53 conservation areas. Boundary reviews have been undertaken by consultants in conjunction with the preparation of Conservation Area Audits.

4 Detail

4.1 The Lisson Grove Audit was adopted for consultation in 27 September 2002. Extensive public consultation, including a public meeting, has resulted in the policies contained within the Audit receiving widespread public support. A summary of correspondence received and the Council's response can be found in Appendix 3. Comments made during the public meeting are summarised in the minutes of the meeting.

4.2 The issue which generated the most debate was that of potential extensions to the conservation area. This is discussed in section 5.

Original written consultation

4.3 16 letters of consultation were issued on 2 October 2002 to local amenity groups, national bodies, ward Councillors and local organisations and businesses. See list in Appendix 1.

4.4 2 written responses were received and are listed in the background paper section. The points that were raised are dealt with in this report. It should be noted that English Heritage are very supportive and hope it will be adopted as Supplementary Planning Guidance.

Public meeting

4.5 The letter of 2 October 2002 also invited local groups, national bodies, ward Councillors and local organisations or businesses to attend a public

meeting on 13 November 2002 to discuss the Lisson Grove Conservation Area Audit. This was also advertised in a local paper and 8 site notices were put up in the conservation areas with details of the meeting.

4.6 The meeting was chaired by Councillor Duncan Sandys, and attended by 3 people. A representative of the local amenity group and two ward Councillors (See Appendix 2). The audit was presented to the meeting and possible extensions to the conservation area boundary discussed.

4.7 Overall the document received support from those present and no amendments were requested. There was one error in the draft and this was highlighted at the meeting – inclusion of No 34 Daventry Street as a property where a roof extension would be unacceptable.

5 Proposed Extensions to the Conservation Area

5.1 Numerous extensions were presented at the Public Meeting and further areas for consideration were suggested. There was general support for the proposed extensions. Both the St Marylebone Society and the ward Councillors asked for plans to mark up further areas for consideration. These areas include:

- North of the remainder of Bell Street to Edgware Road and north to Broadley Street.
- Block defined by Ashbridge Street, Lisson Grove, Broadley Street and Lilestone Street and also properties to the north side of Church Street.
- Extend along Lisson Street to the South.

5.2 Those suggested at the meeting:

- Area between Harewod Avenue and Lisson Grove south of Government Offices down to Marylebone Road
- Portman Gate
- Edgware Road Backerloo Line Underground Station

5.3 All of the proposals will now be given further consideration before a more detailed report is put to the Cabinet Member for City Development recommending which areas should undergo formal consultation as extensions to the conservation area.

6 Financial Implications

6.1 There are no financial implications arising from this report at this stage. Expenditure costs will be met from existing revenue budgets.

7 Legal Implications

7.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority "shall from time to time determine which parts of their area are areas of special architectural or

historic interest the character and appearance of which it is desirable to preserve or enhance". Planning Policy Guidance Note 15 'Planning and the Historic Environment' interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

8 Consultation

8.1 A comprehensive programme of consultation was undertaken, see section 4, involving English Heritage, national amenity societies, local resident groups and ward Councillors.

9 Human Rights Act 1998

9.1 The Human Rights Act came into force in England on 2 October 2000. It gives teeth to the European Convention on Human Rights (ECHR), which was ratified by the UK in 1951 and has been in force since 1953. The Act confers the direct protection of English law in relation to Convention rights. For the purposes of the role of a local planning authority the relevant provisions are: Article 2 - right to life, Article 6 – right to a fair hearing, Article 8 - right to respect for private and family life, Article 14 – prohibition of discrimination and Article 1 of the First Protocol - protection of property.

10 Conclusion

10.1 The Lisson Grove Conservation Area Audit has been through a comprehensive programme of public consultation. The adoption of such documents as Supplementary Guidance is a statutory duty and the Lisson Grove Conservation Area Audit will help guide development sympathetically in the future. This document has gained considerable public support. This document specifically relates Council UDP policies to the local area as encouraged by best practice. Failure to do so would weaken the Councils' position in implementing its Borough wide policies when determining applications.

10.2 The areas put forward for analysis during the formal designation process in this report are those suggested during the consultation process. More detailed analysis will now be undertaken before a further report is presented to the Cabinet Member for City Development putting forward areas to undergo formal consultation. The alternative is not to progress with this work of identifying suitable extensions. Any areas identified would then not benefit from the application of conservation area policies and legislation in the future leaving them vulnerable to unsympathetic proposals.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT GARETH JONES ON 020 7641 8019; EMAIL ADDRESS gjones@westminster.gov.uk ; FAX NUMBER 020 7641 2338
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BACKGROUND PAPERS

1. Report to Planning and Development Committee, 13 July 2000.
2. Lisson Grove Conservation Area mini-guide
3. Minutes of public meeting
4. Letters from:
The St Marylebone Society 20.11.02
English Heritage 03.12.02

APPENDIX 1

LIST OF CONSULTEES

English Heritage
Georgian Group
Victorian Society
SPAB
Twentieth Century Society
Westminster Property Owners Association
Councillor Carolyn Keen
Councillor Audrey Lewis
Councillor Angela Hooper
Councillor Murad Qureshi
Councillor Anthony Mothersdale
Councillor Barbara Grahame
St Marylebone Society
St Paul's Church Centre
St Edward's Convent School
Lisson Gallery

APPENDIX 2

ATTENDEES OF PUBLIC MEETING

Ms Verina Glaessner
Councillor Carolyn Keen
Councillor Audrey Lewis

Councillor Duncan Sandys - Chairman
Rosemarie MacQueen - W.C.C.
Gareth Jones - W.C.C.

APPENDIX 3

COMMENTS RECEIVED

Consultation Responses		Council response	
Consultee	Comment	Agree/ do not agree	Justification
English Heritage 03.12.2002	Audit clearly and concisely identifies and explains the character and appearance of the area	Agree	Welcome support
	Would like term hardscaped in para 3.43 replaced with hard landscaping	Agree	
The St Marylebone Society 20.11.02	Warmly welcomes the audit	Agree	Welcome support
	Like to see the church remain the dominant visual element and that height and bulk of building show respect for their context, this applies to the areas adjacent to the conservation area as well.	Agree	This document together with the UDP policies and other SPG such as Design Matters in Westminster will assist the Council in ensuring all new development is appropriate to its context
	No building in the conservation area should exceed in height that of the majority of their neighbours.	Agree	As above
	Agree with para. 3.24 that rear roof profiles and butterfly roofs be retained	Agree	Welcome support - In line with UDP policies and roof extensions SPG
	Welcome section on historic shopfronts and find security shutters intrusive	Agree	Welcome support

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: Lisson Grove Conservation Area – Adoption of Conservation Area Audit & Proposed Extensions

Notice is hereby given that Councillor Angela Hooper, the Cabinet Member for City Development, has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision:

Resolved to:

- i) adopt the Lisson Grove Conservation Area Audit as Supplementary Planning Guidance; and
- ii) undertake the formal designation process on the proposed extensions to the conservation area.

Reason for Decision:

The Lisson Grove Conservation Area Audit has been through a comprehensive programme of public consultation. The adoption of such documents as Supplementary Guidance is a statutory duty and the Lisson Grove Conservation Area Audit will help guide development sympathetically in the future. This document has gained considerable public support. This document specifically relates Council UDP policies to the local area as encouraged by best practice. Failure to do so would weaken the Councils' position in implementing its Borough wide policies when determining applications.

The areas put forward for analysis during the formal designation process are those suggested during the consultation process. More detailed analysis will now be undertaken before a further report putting forward areas to undergo formal consultation is considered. The alternative is not to progress with this work of identifying suitable extensions. Any areas identified would then not benefit from the application of conservation area policies and legislation in the future leaving them vulnerable to unsympathetic proposals.

C T Wilson
Director of Legal and Administrative Services
Westminster City Hall
64 Victoria Street
LONDON
SW1E 6QP
Publication Date: 16 January 2003
Decision Ref: no. CMfCD/1/2003

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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.