

# CONSERVATION AREA AUDIT



PADDINGTON  
GREEN

35



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 53 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.

11.4 The Conservation Area Audit for Paddington Green Conservation Area was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on 16 April 2003. The Paddington Green Conservation Area was designated as a separate conservation area in 1988, having been designated originally as part of the Maida Vale Conservation Area. 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 earliest name of a settlement here lies in the name Padintune, Padda's *tun* or farm, in a charter of Westminster Abbey, ostensibly of 959 but compiled after the conquest. Not mentioned in Domesday, Paddington was an estate whose profits were assigned to the Abbey's almonry by the mid twelfth century, when it formed a vill with Westbourne and Knightsbridge. Neither courts nor a manor house were recorded during the Middle Ages and Paddington's tenants were still listed with those of Knightsbridge c.1225.

2.2 The Green itself was originally wasteland, occupying a central position on the estate of Paddington. It is first recorded in 1549, when it spread southwards across the Harrow Road near the junction between this and Edgware Road. Presumably the medieval chapel referred to in contemporary documents stood near the middle of the north side of the wasteland, as did the seventeenth century church which was further north than its successor.

2.3 A small settlement is recorded at Paddington Green in the sixteenth and seventeenth centuries. In 1647 a large house adjoined the northern side of the churchyard with another to the east; one was the manor house and the other a divided vicarage. In the 1740's the chief settlement in the area was around Paddington Green. Maps show Paddington as an isolated village around its green with a scattering of houses, including Paddington Manor. Further south-west of the Green was an almshouse, built c.1714. The surrounding area was grassland, providing hay for the livestock that supplied London.

2.4 During the latter half of the eighteenth century, parcels of land were taken for cottages or as additions to the gardens of larger houses. Paddington House had been built on the east side of the Green and was freehold by 1720. Nos. 14-18 Paddington Green includes a pair of town houses from the 1790's, the only residential buildings in the area to survive from this period and retain much of their original character, as does the whole terrace. It was during this period that parts of the Green were fenced off and placed in the hands of a trust to preserve them for the benefit of the parish. **Figure 1** shows a sketch of Paddington Green c. 1784.

2.5 The medieval parish church of St Mary, shown in the sketch, was rebuilt in 1788-91 by John Plaw (**Figure 2**), a neo-Classical architect interested in geometrical design. The church is an unusual and distinguished small building, in plan form a Greek cross with square centre and narrow arms. It was restored in 1972-4 by Erith and Terry with compensation money from the building of Westway, which now intrudes on the Green. Terry also designed the vestry alongside the church in 1981 which contains an interesting 'trompe l'oeil' feature.

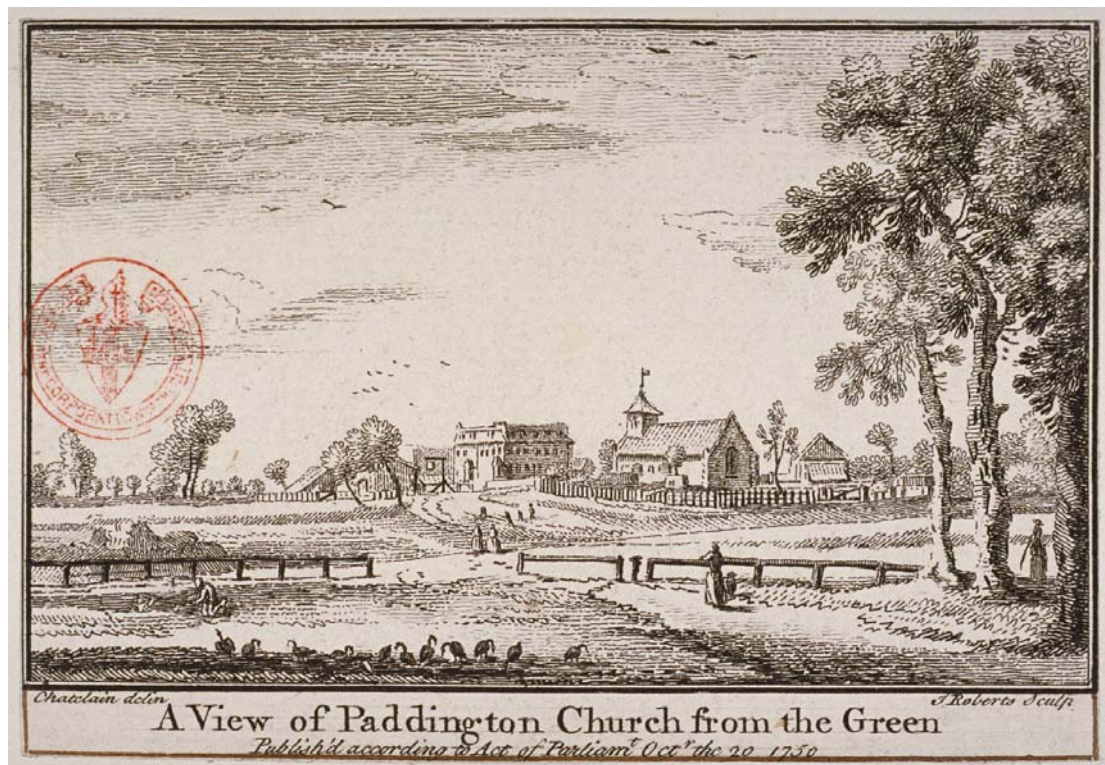


**Figure 1:** View of Paddington Green as it appeared c. 1784

2.6 By the mid nineteenth century the old village centre was hemmed in by Edgware Road to the east, Paddington canal basin, and the canal to the south (1795-1801) with the sidings and goods depot of the Great Western Railway beyond it to the west. These commercial links were soon followed by others, including the opening in 1829 of Mr Shillibeer's omnibus service from Paddington Green to the Bank of England by the New Road.

2.7 In 1864 Marion Mayne left £35 a year for the maintenance of the Green and, in 1865, it was opened as a public park. In the 1860s and 70s the Green was best known for the song "Polly Perkins of Paddington Green" and for England's first famous private detective, Itnatius Paul Pollack, whose office was at No. 13 Paddington Green from 1865 to 1882.





**Figure 2:** A View of Paddington Church from the Green

2.8 A rapidly expanding population and an encroaching City forced the construction of a school and a poor house just south of the Harrow Road. The large houses of Elm Tree Place and the northern end of Hall Place made way for tightly packed terraces, presumably when the name Crompton Street was adopted in 1859. Terraces also filled the new Hethpool, Campbell, Howell and Cuthbert streets, so named in 1878. Manor Place, which forms the eastern boundary of the conservation area, was virtually empty in 1869 as can be seen from Castell's map of 1863 **Figure 3**). By 1885, however, it had become increasingly built up, and by 1901 had been lined with terraced houses (see OS Plan 1894-6, **Figure 4**). Two new houses at the corner of Church Street and the Green were taken in 1883 for the Paddington Children's Hospital designed by H.P. Adams, completed in 1895 and now a Grade II listed building known for its glazed tile pictures, still retained in its interior.

2.9 The area had become so densely populated during the latter half of the eighteenth century that an iron church, St Philip's, was sited on part of the burial ground at the northern end of Manor Place from c.1861 until 1893. This is recorded on Bacon's map of 1897 (**Figure 5**). The last building spaces were taken in 1881 for a board school in Campbell Street, just to the north of the current conservation area boundary. Many houses in St Mary's Terrace were leased in reversion by the Paddington Estate for rebuilding as flats, called St Mary's Mansions. These were built in the typical Queen Anne style of the early 1900s and comprised two blocks of four storeys and basements in red brick with stone dressings shielding two less imposing blocks which back on to the burial ground. The similar, but slightly later flats of Alexandra House

and Osborne House stand to the south. The Paddington Green Primary School, built in 1900 by the London School Board, stands nearby as a fine example of its type, also built in the Queen Anne style.

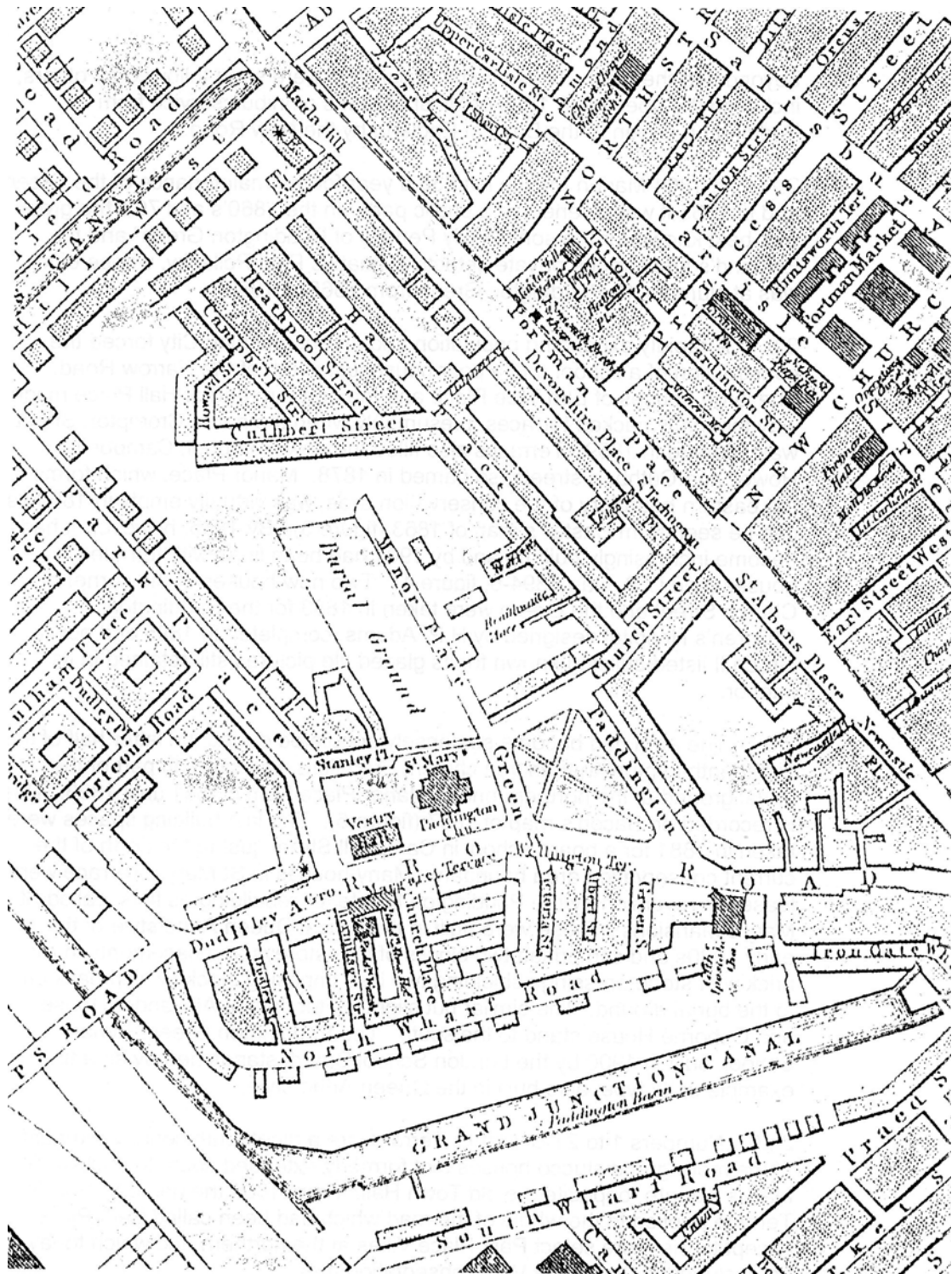


Figure 3: Castell's Map 1863

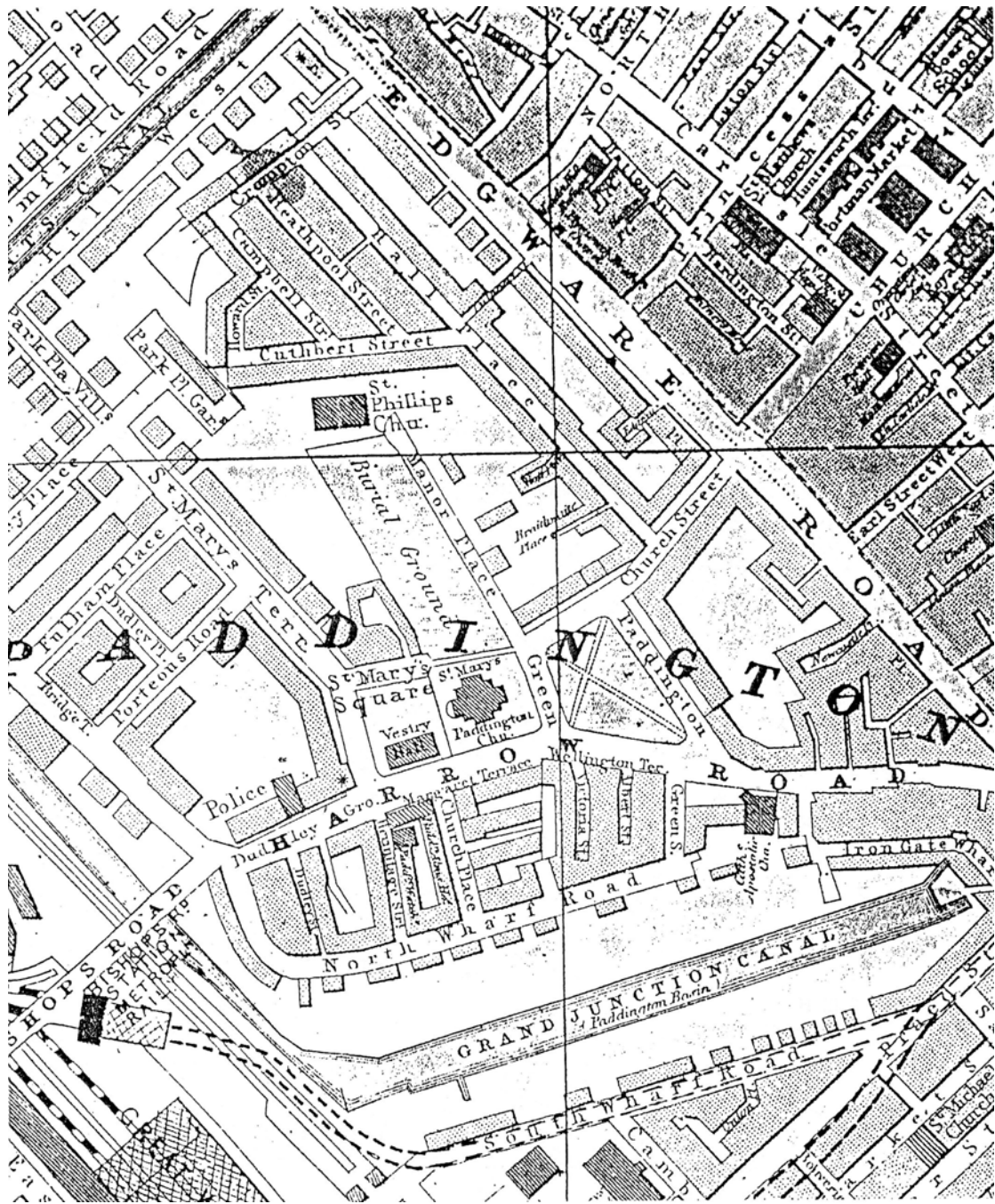
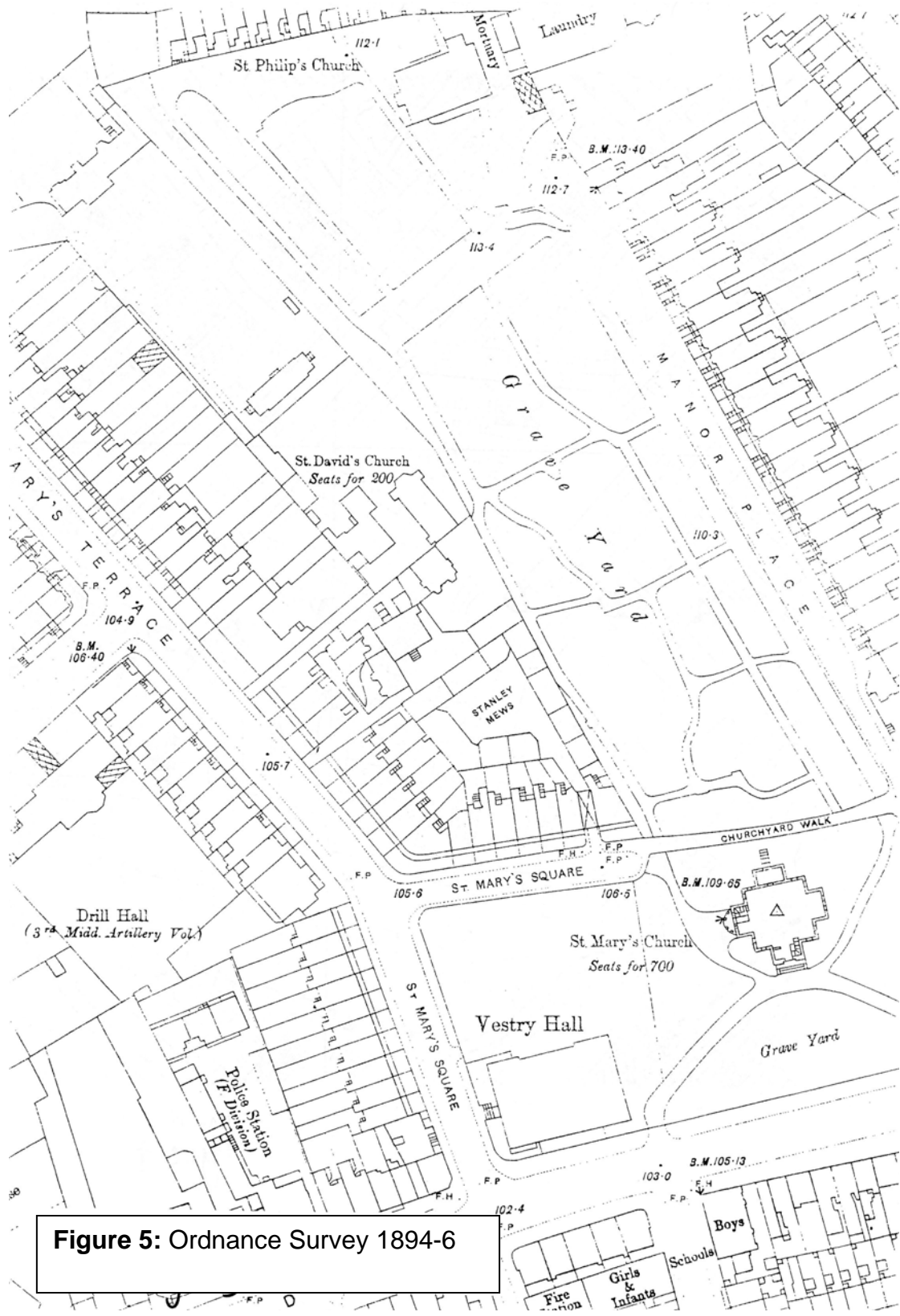


Figure 4: Bacon's Map 1897





**Figure 5: Ordnance Survey 1894-6**

2.10 Nos. 1 to 21 St Mary's Terrace are a nineteenth century remnant of the more grand stucco houses that formerly extended south to enclose St Mary's Square, opposite the old Town Hall. From 1864 the name St Mary's Terrace applied to the whole of the road which had been called Park Place, except to

the more select Park Place Villas at the northern end which today are included in the Maida Vale conservation area.

Little further building took place until after the First World War. Within the Conservation Area Fleming Court, a four-storey range of flats, was built in the 1950s by the then local authority, the Metropolitan Borough of Paddington Architects' Department, and opened by Sir Alexandra Fleming from St Mary's Hospital.

2.12 A much larger municipal scheme replaced most of the houses between St Mary's Terrace and Harrow Road with the yellow-brick blocks of John Aird Court. A later private scheme created Hogan Mews, a cul-de-sac off the south side of Porteus Road.

2.13 Due to social and physical decline of much of the 19<sup>th</sup> century housing extensive clearance was carried out by Paddington Borough Council from the 1950s. To the north of the Green, between Hall Place and Manor Place, Paddington's scheme for three blocks of thirty stories to be called Perkin's Heights was defeated by the London County Council which secured the site for a technical college, finally opening in 1967. Terraces to the north of the Green between Crompton and Cuthbert Streets were replaced with the Hall Place Estate as part of this scheme.

2.14 The most striking was the construction in the mid 1960s of the flyover across Edgware Road and its linking in 1970 with the elevated Westway, which ran parallel to a widened and realigned Harrow Road along the southern edge of Paddington Green and required the demolition of Paddington Town Hall in 1969. Buildings at the junction of Harrow and Edgware Roads, including the Metropolitan Theatre of Varieties, were partly replaced by the large Paddington Green Police Station and Westway. The old Town Hall (the former vestry hall) by Lockyer 1853, the old police station, and the houses of Dudley Grove were also demolished to allow Harrow Road to pass closer to St Mary's Church. West of the church, where St Mary's has been cut off from the realigned Harrow Road, a neo-Georgian vestry hall by Erith and Terry stands slightly north of the site of the demolished town hall.

2.15 Today Paddington Green is bordered by areas undergoing considerable redevelopment, to the south the regeneration of the Paddington Special Policy Area and the Basin is progressing significantly; this type of redevelopment reflecting the varied scale and style of schemes that have taken place in the later part of the last century to the south of Westway. To a lesser extent, redevelopment is proposed to the east of the Green beyond the historic built frontage. Much of this built frontage is listed, and this remains an important remnant of the scale of Georgian and early Victorian development in the area.



### **3 CHARACTER OF THE CONSERVATION AREA**

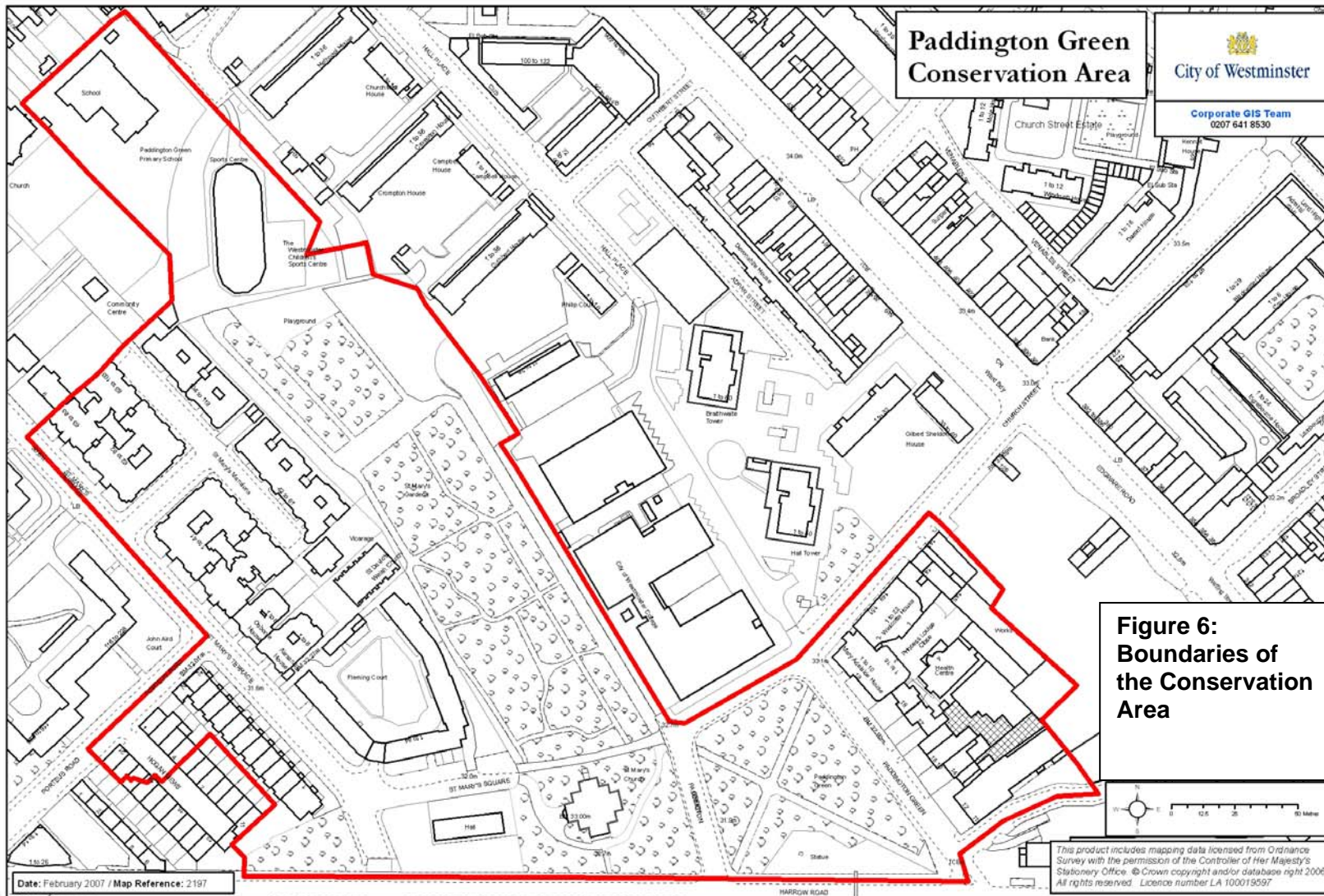
#### **GENERAL**

3.1 Paddington Green, the adjacent churchyard and the former burial ground, St Mary's Gardens, are the surviving core of an historic village settlement and provide an unexpected oasis, a stone's throw from Edgware Road, with numerous mature and established trees. The few houses along Paddington Green are the only reminders that this was once a desirable place of residence in the early nineteenth century.

3.2 Architecturally the most significant property is St Mary's Church, which forms the focal point of the conservation area. The remainder consists predominantly of fine residential developments of varied ages, from between the early 19<sup>th</sup> and 20<sup>th</sup> centuries (see architecture section below). This is typical of many of the old village centres in Westminster which were engulfed by growing London. To the south of Westway the significant regeneration around the Paddington Basin is resulting in quality contemporary schemes and an application is being considered for a scheme to the east of the Green.

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. The boundaries of the conservation area are shown at Figure 6.



## HIERARCHY OF STREETS AND SPACES

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 three 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

3.7 The inter-linking spaces of Paddington Green, St Mary's Churchyard and the former cemetery form the core of the conservation area. Although the individual nature of these spaces is different, together they form a legible network of open green space which is fundamental to the character of the conservation area. The slice of space abutting the Westway to the South extends the feeling of open spaces to the far west of the conservation area.

3.8 Paddington Green is a small green space scattered with mature London plane trees which help screen the area from the busy dual carriageway to the south. St Mary's Gardens, the largest open space in the conservation area, has no dominant axis, despite its long rectangular form, with a network of paths within. The feeling of openness is continued to the north with the play ground to the school, despite being cut off by a fence and the unfortunate sports centre structure.

3.9 The courtyards of Fleming Court and St Mary's Mansions are little semi-private enclaves of which glimpses can be caught of from the former cemetery and St Mary's Terrace. These form intimate spaces along with Hogan Mews to the west.

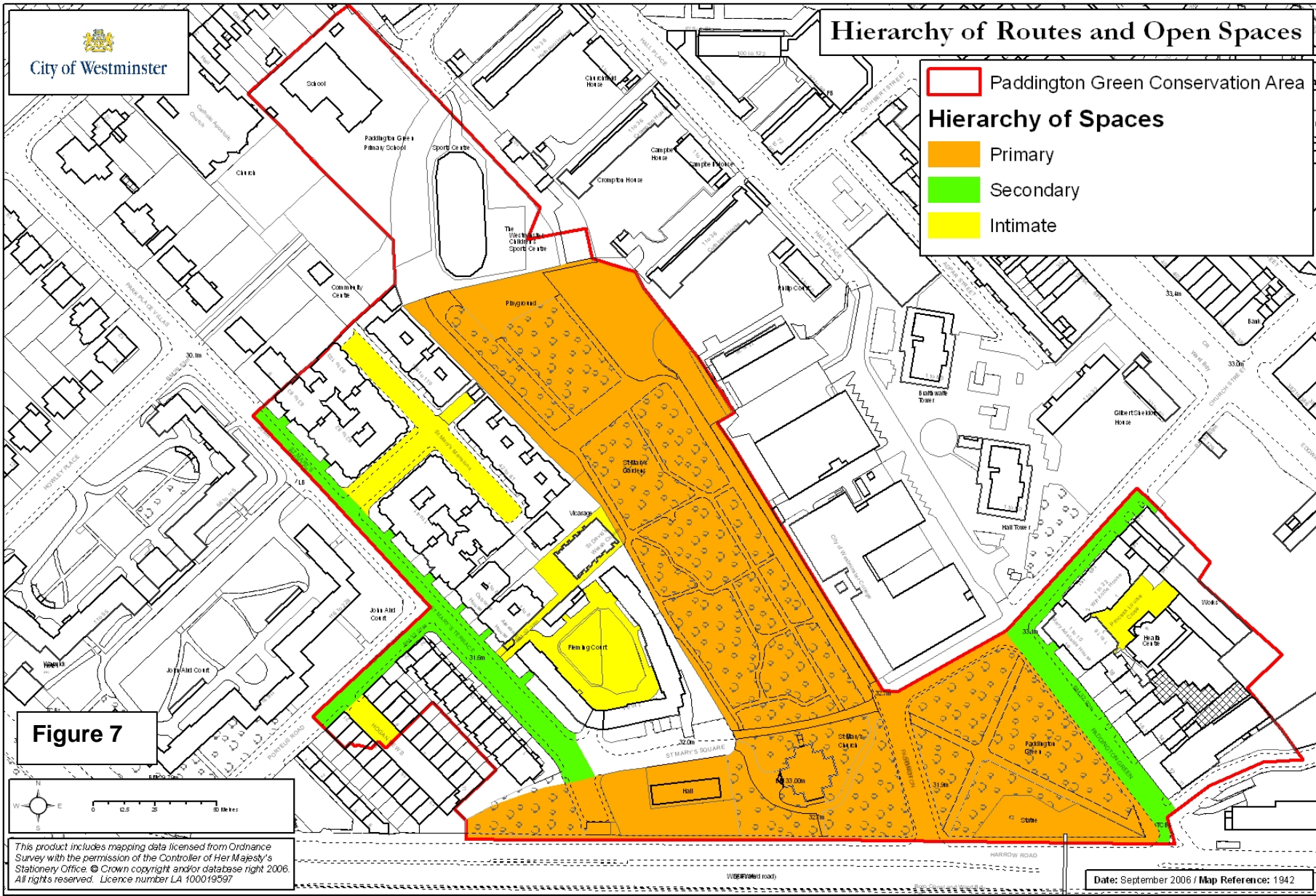
3.10 The majority of streets in the conservation area are of residential character and can be described as secondary routes. The terraced forms show a rich grain in terms of plot pattern in contrast to the larger scale mansion block developments.

3.11 The former Children's Hospital forms a strong feature on the corner of Paddington Green, the terraced development continuing along Church Street. Nos.11-18 Paddington Green have more articulation to the building line and are set back beyond deeper front. St Mary's Terrace has a regular building line, the proprietaries set back behind shallow light wells with small gardens.

3.12 Elsewhere stand alone buildings are set within a variety of plots ranging from St Mary's Church and Hall, and Paddington Green Primary School, in relatively open settings, to St David's Welsh Church in a back-land location accessed along a pedestrian route.

Dominant patterns should be respected and where historic patterns remain these should be protected and reflected in any proposed schemes. Policies DES1 A 2, 4, 5, 6, 7 and DES 12 should be consulted.







## ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

### Overview

3.13 The architectural characteristics of the conservation area are varied, with several generations of building representing a vivid record of the way London developed as its population grew (see **Figure 8**). Traditional materials prevail, mainly brick with timber windows remaining in most properties.

3.14 Despite the differing building types there is an overall conformity to the height of development. The mansion blocks are 4 storeys, some with mansards, and the terraced properties three storeys with basements, and mansards in most cases. This is important in defining the scale of the area, preserving the dominance of the Parish church in its historic setting.

### Feature buildings

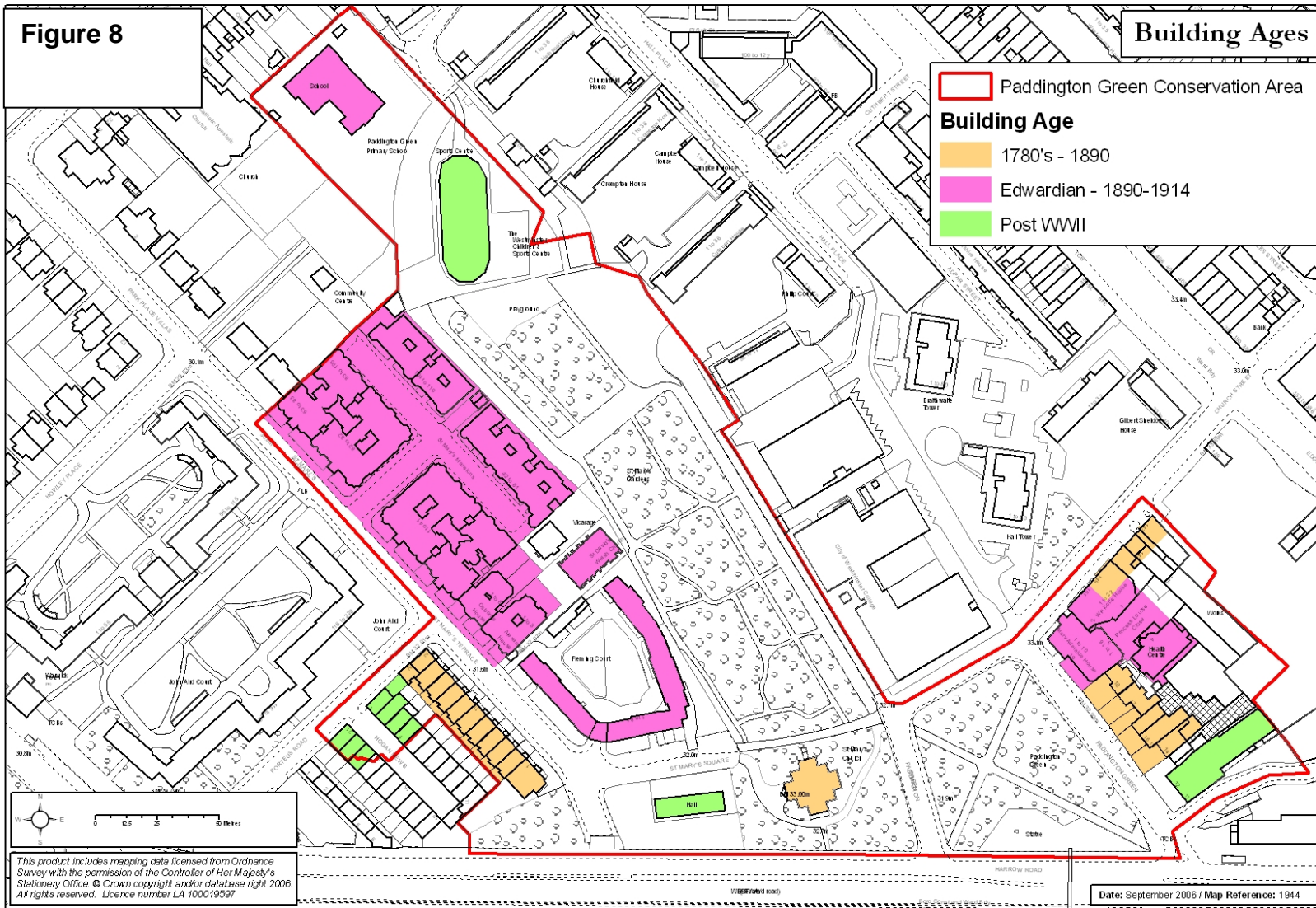
3.15 The earliest survival is the parish church of St Mary's, a late eighteenth century rebuilding by John Plaw. Built in 1788-91 to replace the ancient parish church of Paddington it dominates the southern half of the conservation area. Constructed of yellow-brown brick with ashlar dressings this neo-Classical design has a Greek Cross plan with an octagonal cupola to the slate roof. The mature trees and numerous chest tombs and gravestones, many of which are listed, provide a fine setting.

3.16 Directly to the west is the Church Hall, from the 1980s, by Erith and Terry. This simple neo-Georgian design is a single story construction of a sympathetic brick with timber sash windows with a pitched slate roof. It remains subservient to the church and sits well in its site.

3.17 There are also good examples of late Victorian schemes for community uses. St David's Welsh Church by C Evans Vaughn 1896, is of brick construction with good stone tracery to the Chancel window and a slate roof. Originally conceived as having a tree lined entrance it is approached through an interesting gothic archway from St Mary's Terrace, finely detailed and finished in render. The Vicarage has tall chimney stacks, timber window frames and hipped slate roof.

3.18 The former Paddington Children's Hospital stands on one corner of the Green. Designed in 1892 by H. P. Adams, it has terracotta detailing, fancy Flemish gables and deep red brick, providing a contrast with the adjoining terraces in stock brick to the south. It is listed Grade II and since 1990 has been converted to domestic use. The corner tower is a dominant feature on the northern corner of Paddington Green.

3.19 Paddington Green Primary School, a London Board School of a pleasant composition, is of stock brick with red brick dressings and clay tile roof. It is relatively unaltered and though not dominant in views from within the conservation area it is a fine feature to the north complementing the rear elevation of the listed Catholic Apollistic Church.



## **Terraced development**

3.20 The east side of Paddington Green boasts a fine collection of Regency and Victorian buildings which form an important backdrop to the green. The individual detailing of the buildings, and varied skyline with differing heights of properties or entrance wings, provides an interesting townscape. Nos. 17 and 18, which are listed Grade II, form an elegant semi-detached pair of c.1800. This group gives some sense of how the green would have looked in the late nineteenth century.

3.21 Just to the east facing Church Street are three Victorian terraced properties of yellow brick with simple render detailing to the parapet and window surrounds. They complete this block following on from the former Children's Hospital. The terrace has been extended to the east in similar materials as part of the development of Princess Louise Close. To the rear is an interesting warehouse/works building of stock brick construction with cast iron windows.

3.22 Nos. 1-21 St Mary's Terrace is a 19<sup>th</sup> century remnant of the more grand stucco houses that formerly extended south to enclose St Mary's Square. These properties with basement, ground plus two storeys with mansard roof have Doric entrance porticoes. Numbers 1 and 21, being end pieces, are of a grander scale with pedimented front elevations and heavier detailing comprising rusticated quoins and dentils, more typical of development found in large areas of Bayswater. To the rear is a modern brick built gated mews development, Hogan Mews, only part of which is currently in the conservation area.

## **Mansion blocks & flat developments**

3.23 The north west of the conservation area is dominated by mansion blocks. St Mary's Mansions in St Mary's Terrace are in the typical 'Queen Anne' Style of the early 1900s. Built in red brick, with cream horizontal dressings and cornices, it comprises basement plus four storeys and attic with a lively façade and picturesque roofscape. The two blocks to the rear are of a less ornate appearance but together this ensemble form a valuable group.

3.24 Osbourne House is of a similar appearance and has balustraded balconies. Of a symmetrical composition, it has a central entrance with a decorative pediment, with fine grain detailing. Alexandra House, another symmetrical composition, is rendered, mirroring the terrace opposite and of a more solid appearance, with bold Arts and Crafts style detailing.

3.25 The main 20<sup>th</sup> century development in the conservation area is Fleming Court, at the corner of St Mary's Terrace and St Mary's Square, which dates from 1948. The layout and building form are of good quality and some interest. The development is sensitively scaled, its cubic design and tawny brick not detracting from the Parish Church immediately to the south east.

Any proposal should take into account the character of its context. Policies , DES1 A 3 and 4 and DES4 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**

3.26 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. 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', see **Figure 9**.

3.28 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 following unlisted buildings are considered to be of merit:

#### **Church Street**

Nos. 149-151 (consec)

#### **Paddington Green**

Nos. 13-16 (consec)

#### **Park Place Villas**

Paddington Green Primary School

#### **St Mary's Terrace**

Nos. 1-21 (odd)

St Mary's Mansions

Osbourne House

Alexandra House

St David's Welsh Church

St David's Welsh Church Vicarage

#### **St Mary's Square**

St Mary's Church Hall

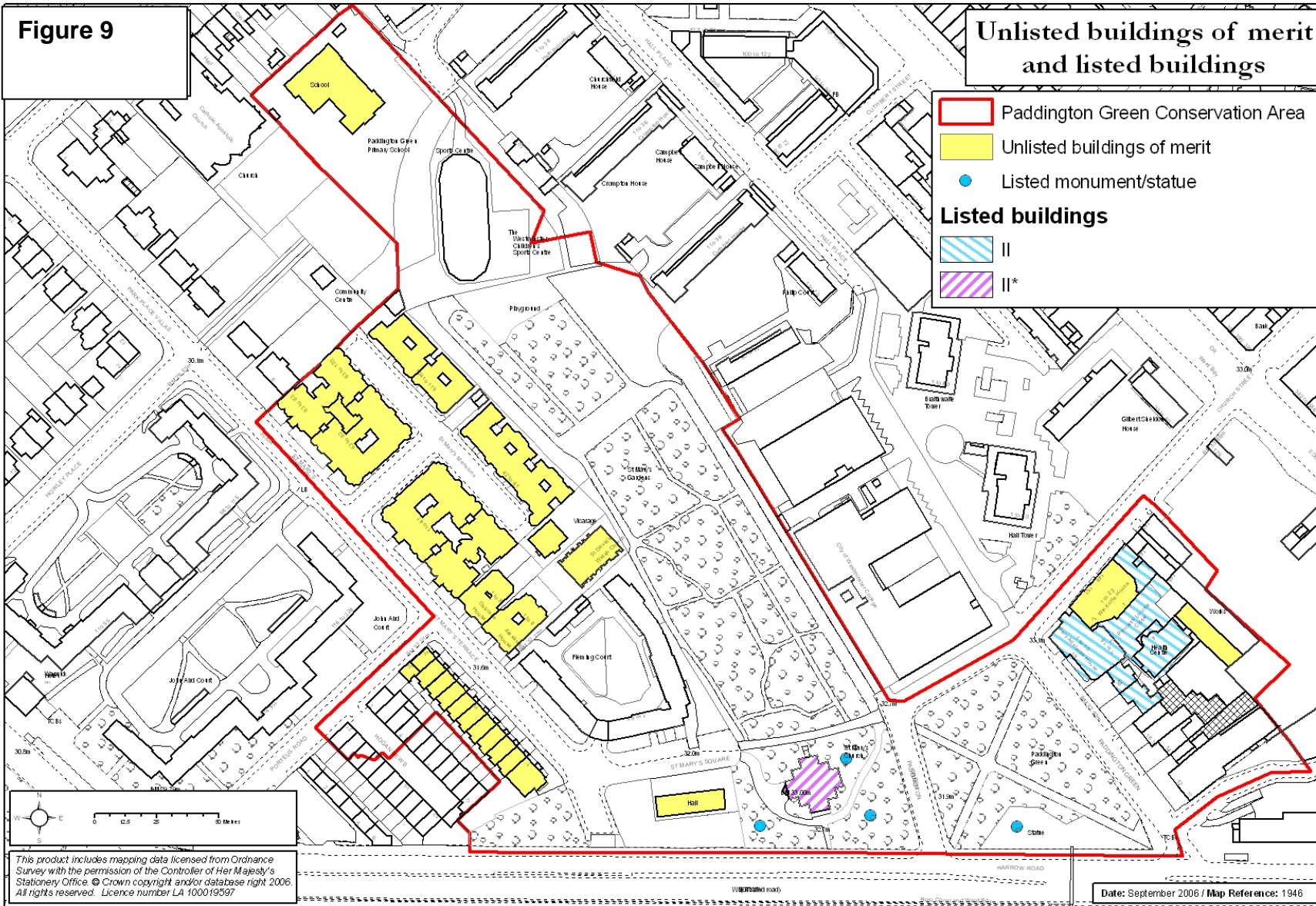
Policy DES9 2 states that the City Council will seek the retention of buildings which in the opinion of the City Council make a significant contribution to the character or appearance of a conservation area and this would include unlisted buildings of merit.

### **Landmark Buildings**

3.29 Within the conservation area St Mary's Church is considered to be of landmark quality due to its siting and detailed design. It contributes significantly to the character and townscape of the area being a focal point in views within and into the area.



**Figure 9**



## Roof Extensions

3.30 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 DES6A 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. Figure 10 shows where roof extensions are considered to be unacceptable in townscape terms.

3.31 No roof extensions will be allowed to the terraced houses on the east side of Paddington Green due to the formal composition of these properties, some with visible hipped roofs and some with lower storey wings. All but one of the terraced properties on the west side of St Mary's Terrace already have mansards and therefore further roof extensions would not be allowed to those with existing mansards.

3.32 In respect of the set piece compositions such as the former Children's Hospital, Paddington Green School, St David's Welsh Church and Vicarage and St Mary's Mansions, roof extensions will not be allowed because they would disrupt the architectural composition and proportions of the property.

3.33 Osbourne House and Alexander House have relatively shallow pitched roofs set back from the main façade behind parapets. The Council would object to large scale roof extensions to these properties, or those that would become dominant in views of the properties, however some sensitive remodelling of the existing roof form may be acceptable. Due to the high parapet it may be that the eastern block of Fleming Court could accommodate an appropriately designed roof extension.

3.34 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 DES6 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.

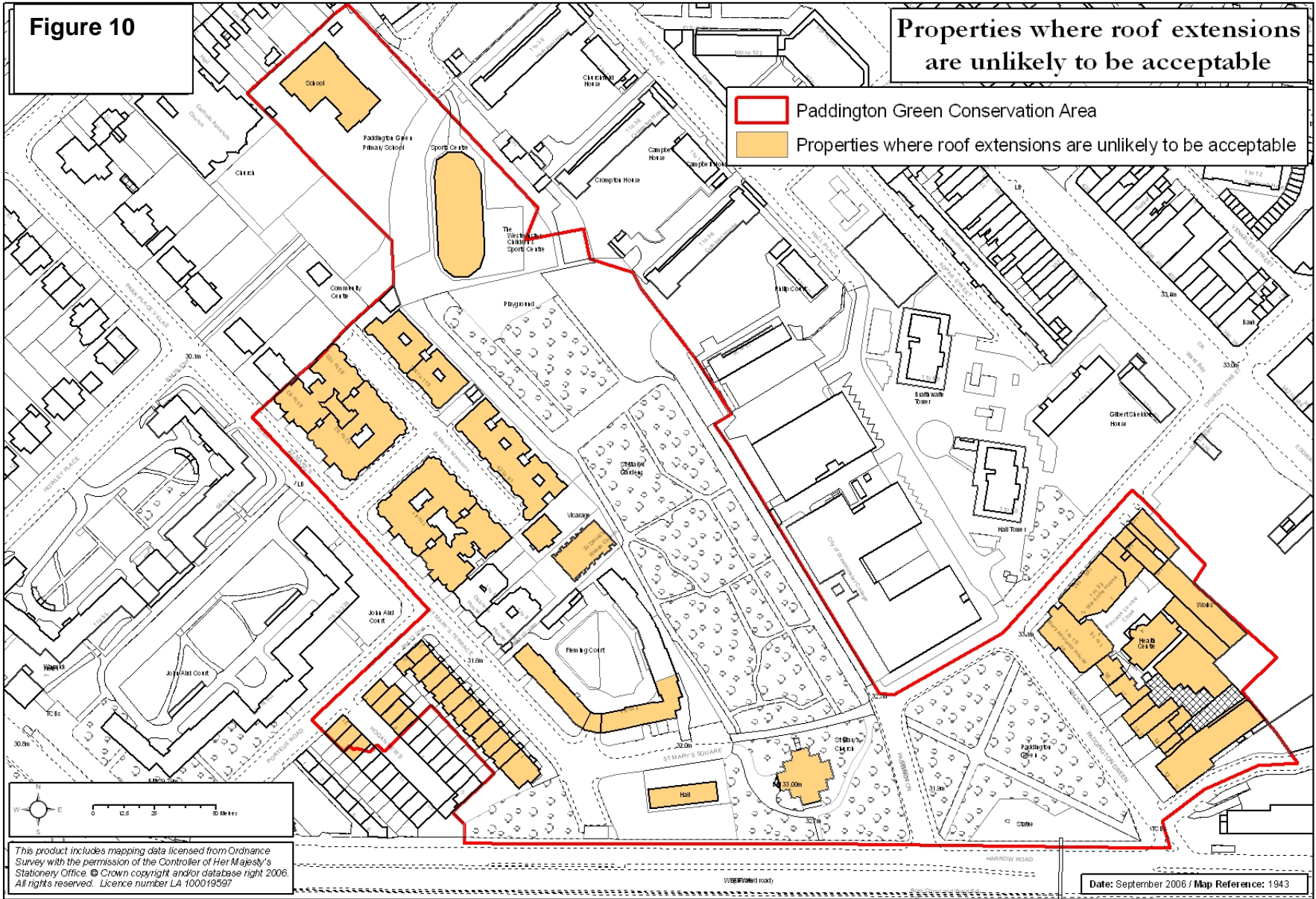
Policy DES6A highlights instances where roof extensions would not be acceptable

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

Properties where roof extensions are unlikely to be acceptable

- ▭ Paddington Green Conservation Area
- ▭ Properties where roof extensions are unlikely to be acceptable



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## METROPOLITAN AND LOCAL VIEWS

3.35 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 and provides a preliminary list of views which are considered to be of Metropolitan importance. A separate Borough wide document will be produced identifying views of Metropolitan Importance which will undergo full consultation before being adopted as Supplementary Planning Guidance.

3.36 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.

### LOCAL VIEWS

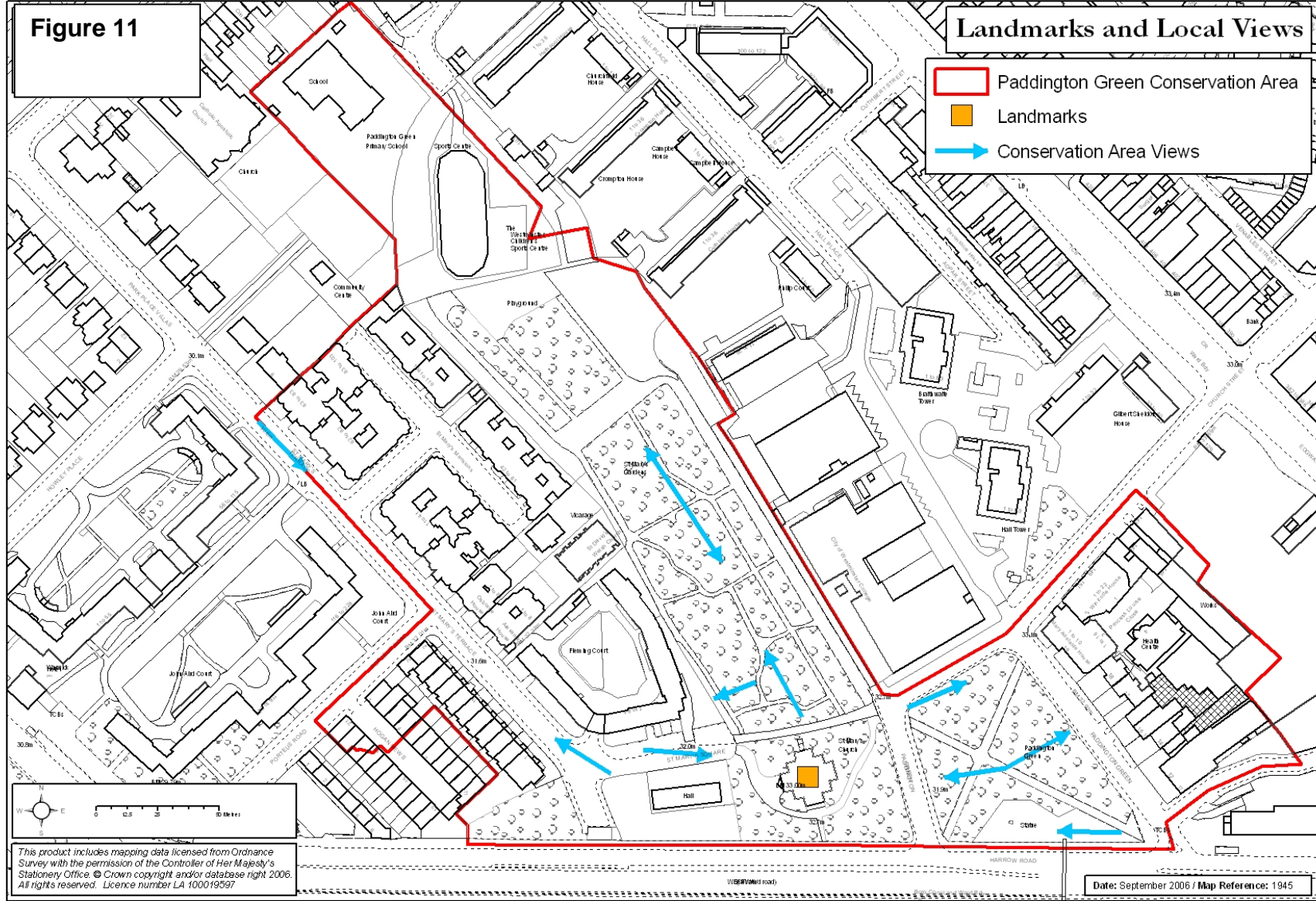
3.37 There are numerous important local views of St Mary's Church from within, into and across the numerous open spaces. Also of note are the views up and down St Mary's Terrace. There are many good local views into and out of the open spaces which form the core of Paddington Green Conservation Area. These are shown in **Figure 11** and include:

- View of the former Children's Hospital from the north west corner of the green
- View across the green of the built frontage to the eastern edge with mature tree in the foreground.
- Views of Sarah Sidons monument on Paddington Green.
- Views from the flyover of St Mary's Church and Paddington Green
- View of monuments lined up against the boundary wall of St Mary's Gardens
- Views of St Mary's Church in its setting of monuments and mature trees from south, north, east and west

3.38 There are no preliminary Metropolitan views proposed from 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.







## **CHARACTERISTIC LOCAL TOWNSCAPE DETAILS**

3.39 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**

3.40 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.

3.41 A good stretch of late eighteenth century railings survive to the west of the parish church enclosing the Church Hall. They are set in their original footings and have elaborate back-stands. Sections of decorative cast iron railing panels in a gothic design remain along the boundary between the Church and the site of the Church Hall.

3.42 The Green and Church and southern boundary of St Mary's Gardens are bound by modern railings of a simple traditional design which contribute positively to the character of the area.

3.43 At the south end of St Mary's Gardens are three iron gates installed c.1890 when the public park was being formed; they are set amongst recent railings of a plain design. A brick boundary wall runs most of the length of the west side with iron railing on top and tombstones leaning against it at the southern end.

3.44 Originally St Mary's Mansions had very elaborate iron railings enclosing the shallow strip of front garden separating the blocks from the pavement. Gates, piers and footings survive to the street boundary and elaborate good quality railings fixed to the blocks survive on the courtyard side.

3.45 The piers to the former Children's Hospital are built from the same brick and terracotta of the building itself and so form a fine approach to the main entrance with its low relief pediment sculpture. The railings are of plain square section.

3.46 St Mary's Terrace has a mixture of boundary treatment of varying quality including hedges, rendered walls and picket fencing. It would benefit from the reinstatement of railings to the original design, as would the properties on the eastern side of the green though the modern brick boundary walls to Nos. 17 & 18 do provide a uniform edge to the street.

3.47 There is a low boundary wall to the shallow grassed area around Fleming House. These walls are repeated within the interior court where they bound, and in places retain, the gently rising grassed area.

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.

### **Statues and Monuments**

3.49 Many of the country's most important monuments and statues are to be found in Westminster and they are of significant importance to the townscape of the City and many of these are listed.

3.50 A statue to Sarah Siddons, a renowned eighteenth-century actress born in Paddington is a prominent feature of the Green looking out over the Westway. Unveiled in 1897 it is by L J Chavalliaud. This fine Neo-classical piece is listed Grade II.

3.51 Within St Mary's Church Yard are numerous tomb slabs and chest tombs, those which are listed Grade II are:

Monument to Chandless family  
Monument to Thrupp family  
Monument to Woodd family

3.52 In the late nineteenth century the tomb slabs from the cleared churchyard were placed along the west boundary of the former cemetery. These form a boundary of visual and historic interest

### **Street Furniture**

3.52 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.

There are 2 listed K6 type Telephone Kiosks on the eastern edge of Paddington Green.

There is a street lamp standard centrally located in the courtyard of St Mary's Mansions, a fine period feature visible from the street. There is a traditional style lamp standard at the crossing point of the pathways in Paddington Green

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

## **Historic Floorscapes**

3.53 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.

3.54 The footway surrounding Paddington Green and diagonal pathways running through it are finished in York Stone which contributes to the quality of this area. Granite kerb stones and large sets, lining gutters and crossovers, can also be found such as on roadway on the east side of Paddington Green.

3.55 The gravel finish to the roadway on the west side of Paddington Green is important in minimising the impact of this route on the network of green spaces

## **Open spaces, trees and Landscaping**

3.56 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.

3.57 Trees, both singularly and in groups, make an important contribution to the character of this conservation area, dominated as it is by open spaces. They are important in screening the Westway to the south and the large scale redevelopments to the north and north-east, as well as enclosing and giving a sense of place to the open spaces. The majority of trees within the conservation area are within public or semi public areas, rather than private gardens. One notable exception is the imposing London plane within the front garden of 1 St Mary's Terrace, which is an important and prominent feature within the conservation area.

3.58 Paddington Green is a pleasant well-defined public space which hosts a collection of mature plane trees. The verdant character and abundance of trees in the area continues with a greater mix of species in the gardens of the church and church hall. The conservation area terminates with a piece of grassland with semi-mature trees which contribute to the screening of the Westway.

3.59 The former cemetery is a central linear feature in the conservation area with a network of interconnected paths. It has a quieter atmosphere than the sequence of spaces to the south, which are influenced by their proximity to the Westway. There are mature trees throughout the gardens, those in the southern section providing valuable screening of Westminster College. New tree planting within the Gardens is intended to help create a well balanced age structure, and the creation of an arboretum is planned to enhance the area.

3.60 The combined visual impact of these five spaces and their planting is fundamental in defining the character of the area. Numerous street trees have been planted, for example on St Mary's Terrace, St Mary's Square and Porteus Road. These trees link the leafy open spaces with the surrounding roads.

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.

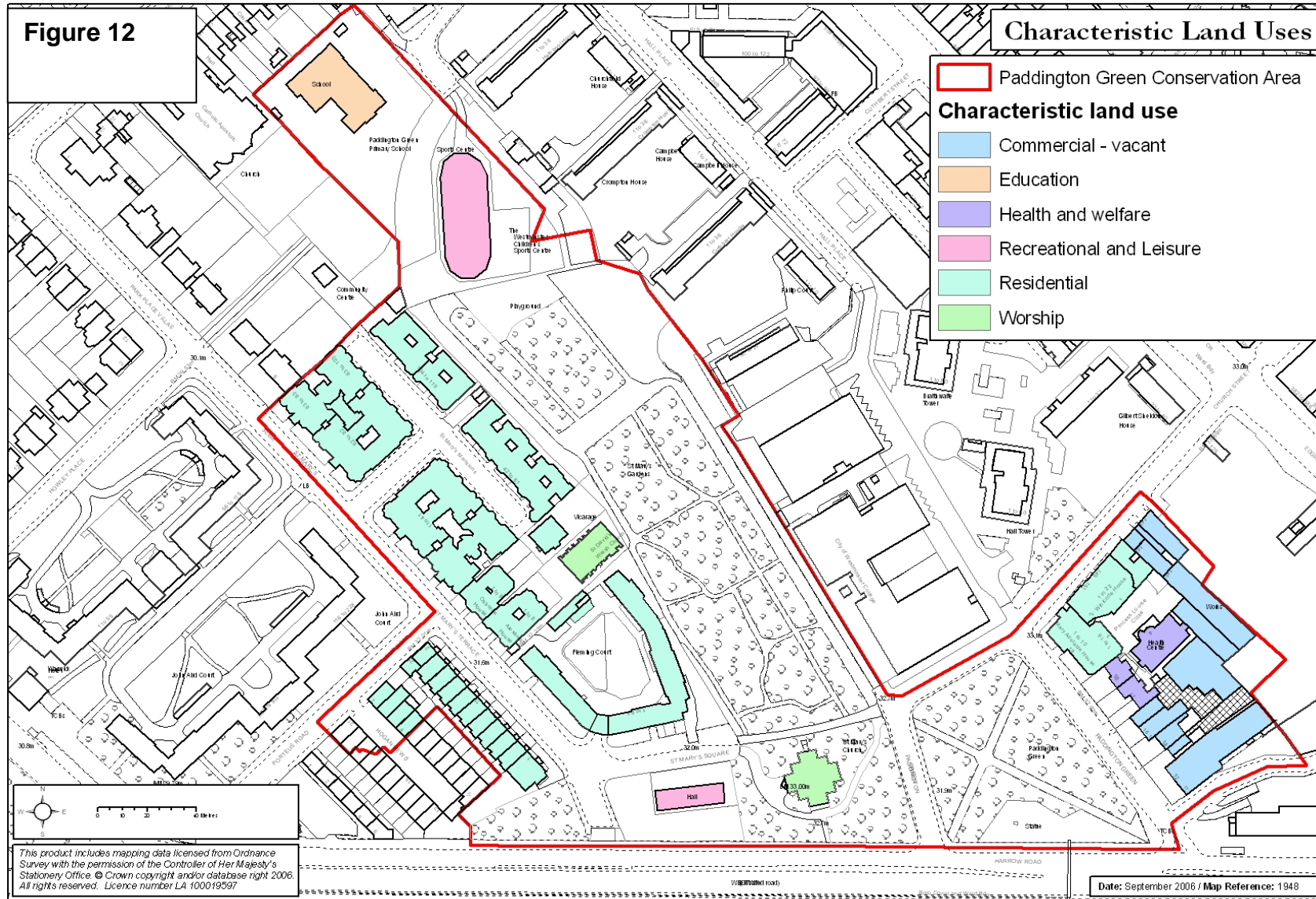
### **CHARACTERISTIC LAND USES**

3.61 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.

3.62 The prevailing land use in the conservation area is residential, mostly flats. The uses are more mixed in the south-east corner of the area, where a new Health Centre has been developed to the rear of Nos.17-18 Paddington Green and several terraced houses have been converted into commercial or mixed use (see **Figure 12**).

3.63 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**





## NEGATIVE FEATURES

3.64 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. Those buildings or features considered to have a negative impact on the character and appearance of the conservation area are:

No 143 Church Street and adjoining garage to the east  
Nos. 11-12 Paddington Green  
Commercial ground floor to No 16 Paddington Green  
Westminster Children's Sports Centre.  
Concrete block structure in the centre of the Green

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Schemes for the improvement and enhancement of conservation areas will be encouraged and initiated where possible. Any proposal will be judged against policies DES1 and DES9.

## MANAGEMENT PROPOSALS

3.65 It is expected that the effective management of the Paddington Green Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the Conservation Area within this audit therefore identifies those elements the Council will seek to protect, as well as negative features which may present opportunities for change or enhancement.

3.66 Each section of the audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the Conservation Area are listed in the Directory, which follows this section. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of Paddington Green Conservation Area. In addition, the following table provides a list of proposals related specifically to those features identified as 'negative'.

**Table of proposals**

<b>Identified Negative Feature</b>	<b>Action</b>
143 Church Street 11-12 Paddington Green Westminster Children's Sports Centre	Future redevelopment should reflect the predominant scale, architectural detail and materials of the conservation area and include an analysis of the impact on its character, making reference to the findings of the audit.  Promote sensitive redevelopment of sports centre site.  Use redevelopment to promote use of Section 106 moneys to support improvements to Paddington Green open space.  Prepare brief for redesign of Paddington Green.
Setting of the Conservation Area	Implement proposed conservation area extension
Commercial ground floor to 16 Paddington Green	Seek to remove roller shutter, aluminium shopfront and plastic canopy or seek replacement in sympathetic materials should opportunity for redevelopment arise

### Monitoring

Photographic survey has been undertaken. Progress will be reviewed when the audit is reviewed and updated every five years

## DIRECTORY

**DESIGNATION**

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 30 JUNE 1987

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

SUBJECT : PADDINGTON GREEN, PROPOSED EXTENSION AND  
RENAMING OF DETACHED PART OF MAIDA VALE  
CONSERVATION AREA

WARD : LITTLE VENICE

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

Following the original survey of this area in 1980 and its designation as a detached part of the Maida Vale Conservation Area, the surrounding area has been re-surveyed as part of a periodic examination of conservation area boundaries.

This survey has revealed a number of buildings of considerable importance which contribute to the character of the area. They are neither listed nor fall within the existing conservation area boundary.

Committee approval is now sought to proceed with consultations for the extension and re-naming of the conservation area in order to both enhance the surviving physical characteristics of this ancient village core and confirm its separate and distinct local identity.

2. RECOMMENDATIONS

- 2.1 That the proposed extension and renaming as Paddington Green Conservation Area, as indicated on Plan No. \_\_\_\_\_ (on display) and attached site plan be approved for consultation purposes and that consultation be carried out with English Heritage and local amenity societies and such other consultees as the Committee directs.
- 2.2 That the results of consultations be assessed and reported back to the Committee to approve the re-naming and extension as subsequently defined.

3. BACKGROUND

- 3.1 On 17 December 1979, Committee instructed officers to proceed with designation of what was known as 'the reduced Area E' as a detached part of Maida Vale Conservation Area.



3.2 The area subsequently designated was as strip parallel to the Harrow Road flyover and included 1-21 St Mary's Terrace, St Mary's Square, St Mary's Church, Paddington Green and Nos 17 and 18 Paddington Green.

3.3 The recent studies have concentrated on parts of the original 'Area E' that were not included in the designation, and they are presented in this report.

#### 4. PROPOSED EXTENSIONS TO THE CONSERVATION AREA

4.1 Paddington Green is a surviving fragment of the original rural fabric of the area. Its importance was recognised at the time of the original designation. The area is quite distinct from Maida Vale to the north and renaming will confirm its distinct character and history.

4.2 The architectural and townscape focus of the area is St Mary's Church by J Plaw of 1788. The Church was restored after the last war by Erith and Terry. The associated church hall with interesting trompe d'oeil exterior is by Quinlan Terry.

4.3 The proposed extensions to the conservation area are in two adjoining areas, a group of buildings to the east of Paddington Green, and an area to the north-west of the church including the Old Churchyard and the flanking buildings on the northern and western edges of the open space.

4.4 The eastern group of buildings comprises Paddington Green Childrens Hospital, Nos. 11-16 Paddington Green and Nos. 143-157 Church Street. These, together with the listed pair 17/18 Paddington Green, frame and enclose the eastern edge of the open space.

4.5 The northern extension includes the former Churchyard which contains a number of interesting tombs including that of Sarah Siddons, the actress immortalised by Reynolds and Gainsborough.

4.6 The buildings flanking the western edge of the Churchyard are also included for reasons of containment and enclosure. These include the four blocks of St Mary's Mansions, St Davids Welsh Church and Vicarage, Osborne and Alexandra Houses and Fleming Court. Although of different architectural styles this group of buildings does contribute to the preservation of the character of the area unlike the point blocks which adjoin its eastern edge.

#### 5. RESOURCES IMPLICATIONS

Experience of other Conservation Area extensions suggest that these are relatively small additions to the existing conservation work, and are unlikely to result in a significant addition to the workload of the Development Division. However, it should be recognised that the specialist staff involved are always difficult to recruit and are under particular pressure when in post.

6. CONCLUSION

- 6.1 In view of the identification of the two adjoining areas as contributing to the character of the Conservation Area, and in order to confirm the separate identity of Paddington Green, it would be appropriate to carry out a consultation exercise on this proposal.

The Committee is asked to agree to the proposed extension and renaming subject to the normal consultation procedures.

---

Local Government (Access to Information) Act 1985

Background Papers

Report to Planning Committee 17 December 1979.

B Whiteley  
2935  
2nd Draft  
D5:REPORTS, PADDINGTON

## LISTED BUILDINGS

**GREATER LONDON SITES AND MONUMENTS RECORDS**  
**Brief Historic Buildings Report**

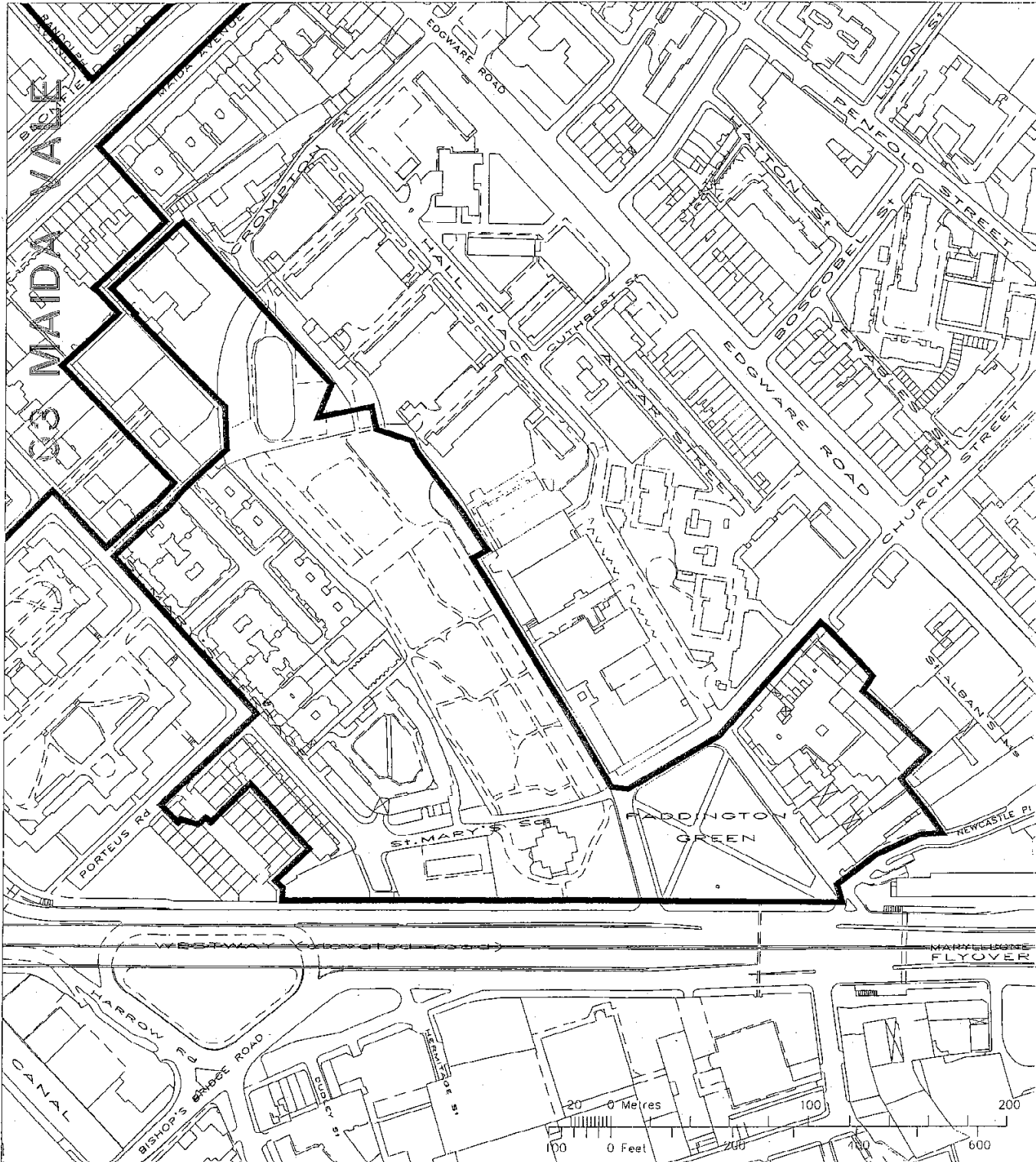
<b>NAME/ ADDRESS</b>	<b>TYPE</b>	<b>PERIOD</b>	<b>GRADE</b>
Church of St Mary	Church	1788-91	II*
Paddington Green Children's Hospital	Hospital	1895	II
17 & 18 Paddington Green	Pair of houses	c.1800	II
Monument to Thrupp family	Monument	Late C19	II
Monument to Chandless family	Monument	Early C19	II
Monument to Woodd family	Monument	Early C19	II
Statue of Sarah Siddons	Statue	c.1897	II
K6 Telephones opposite Nos 8-10 Paddington Green	Pair of kiosks	1935	II

**OTHER DESIGNATIONS**

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



## PADDINGTON GREEN CONSERVATION AREA ADJACENT CONSERVATION AREAS



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (C) CROWN COPYRIGHT (YEAR AS MAP DATE), WESTMINSTER CITY COUNCIL LA 066 592

**CONSERVATION AREA NUMBER 35**

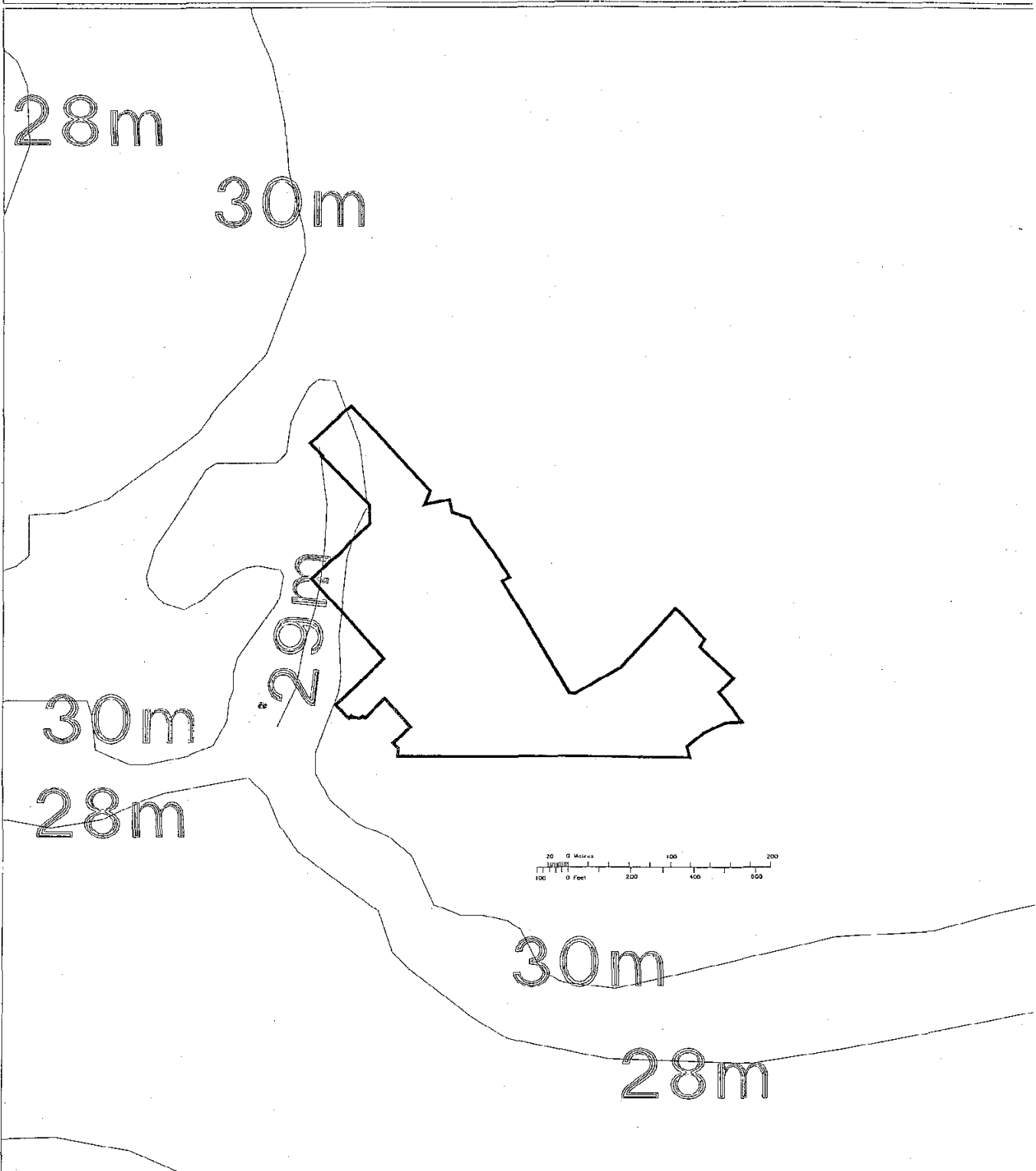
Scale - None

1. flcp made by jon Hembury  
 Accrime: LOWCAB35.dwg TA  
 Date: 27 Nov 98

*Adjacent Conservation Areas -  
 the following conservation area adjoins this conservation area:  
 MAIDA VALE (0.3).*



# PADDINGTON GREEN CONSERVATION AREA CONTOUR MAP



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (c) CROWN COPYRIGHT (YEAR AS MAP DATE). WESTMINSTER CITY COUNCIL LA 086 59.

**CONSERVATION AREA NUMBER 35**

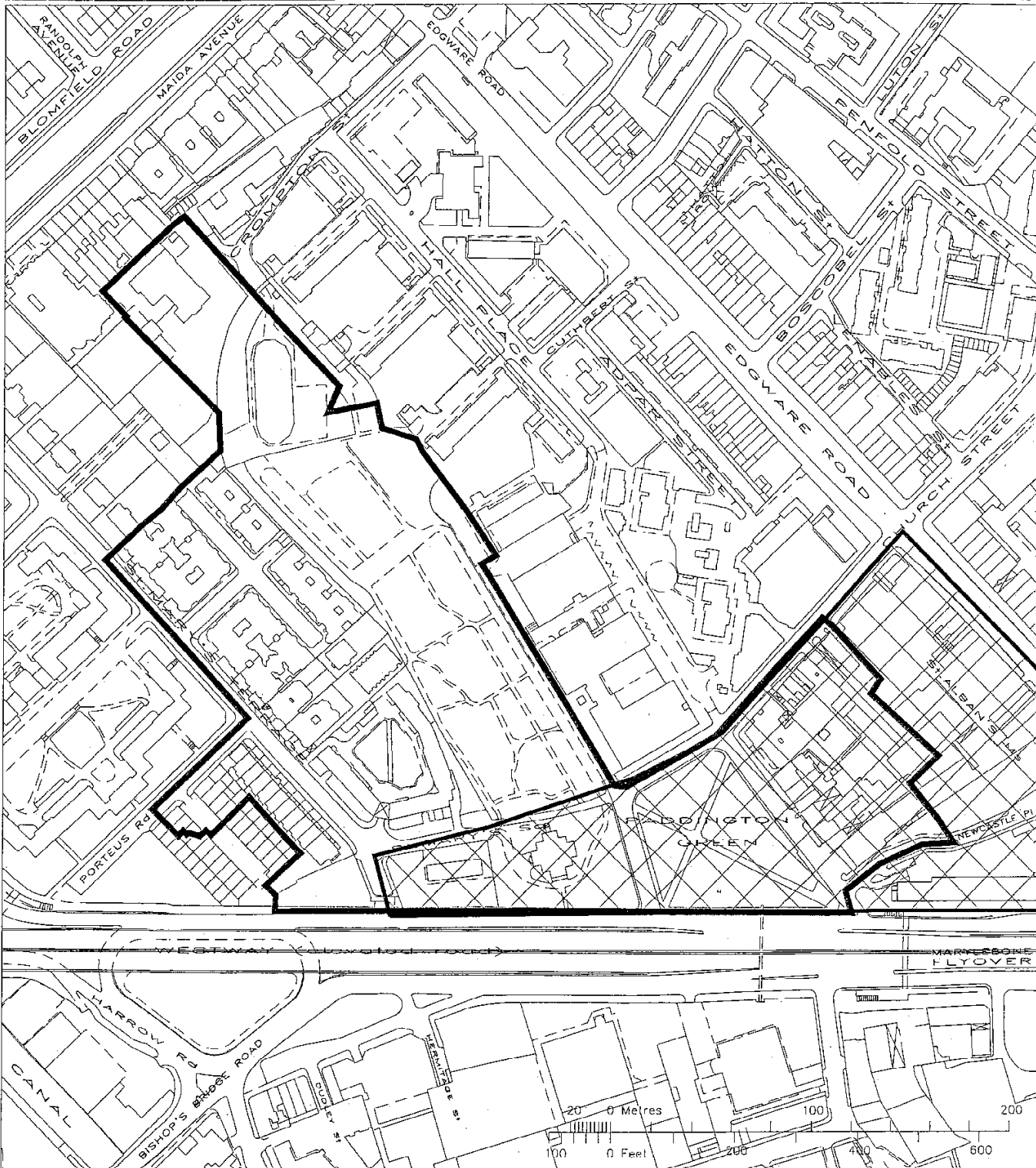
Scale - None

*Map shows underlying topography of the Conservation Area.*

1. Map made by Ian Hembury  
Accession: LOY/CAB35.dwg TC  
Date: 27. Mr. 96



# PADDINGTON GREEN CONSERVATION AREA AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY



BASE MAP REPRODUCED/DERIVED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (C) CROWN COPYRIGHT (YEAR AS MAP DATE), WESTMINSTER CITY COUNCIL LA 086 502

CONSERVATION AREA NUMBER 35

Scale - None

AREA OF SPECIAL ARCHAEOLOGICAL PRIORITY: - *Paddington and Lillestone Villages.*



**ARTICLE 4 DIRECTIONS**

There are no Article 4 directions affecting this conservation area

**REGULATION 7 DIRECTION**

The area is not covered by a Regulation 7 direction

**PUBLICATIONS**  
Design Briefs and Guidelines  
Further reading and sources of information.

**GENERAL POLICIES AND DESIGN GUIDES RELATING TO  
PADDINGTON GREEN CONSERVATION AREA**

2. City of Westminster Unitary Development Plan - *Pre Inquiry Version August 2002*
3. A Guide to Roof Alterations and Extensions.
4. A Guide to Archaeology and Planning Within Westminster
5. Boardwatch (a Guide to Regulation 7 Requirements)
6. Refuse Storage in New Developments
7. Standards for Residential New Building, Conversion and Rehabilitation Schemes.
8. Mobility Guide: Access for all.
9. Stucco: A Guide to its Care and Maintenance.
10. Trees: Planting and Care.
11. Conservatories: A Guide to Design and Planning Procedures.
12. Conservation Areas: A Guide to Property Owners.
13. The Listing of Historic Buildings: A Guide for Owners and Occupiers.
14. Westminster's Architectural Heritage: Guidance about Architectural Theft for Owners of Historic Buildings.
15. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment.
16. Plant and Air Conditioning Equipment: Guidance Notes
17. Public Art in Westminster.
18. The Protection of Historic Buildings in Westminster- A Guide to Structural Alterations for Owners, Architects and Developers.
19. Facade Cleaning
20. A Guide to the Siting of Security Cameras and Other Security Equipment.
21. A Guide to Building Conservation Grants in the City of Westminster.

22. Trees: Legislation and Procedure.

23. Mews: A Guide to Alterations



## FURTHER READING

Barker, F. & Jackson, P. 1990 *The History of London in Maps*. London

Cherry, B. & Pevsner, N. 1991 *The Buildings of England. London 3: North West*.  
Penguin

Cockburn, J.S. et al (eds) 1969 *The Victoria County History of the Counties of  
England: A History of the County of Middlesex*.

Fitzgerald, P. 1986 *The Village London Atlas: The Changing Face of Greater  
London 1822-1903*. The Alderman Press.

Loftie, W. 1884 *History of London* Vols I & II

London Ecology Unit 1995 *City of Westminster Nature Conservation Survey*.

Whitehead, J. 1989 *The Growth of Marylebone and Paddington: from Hyde  
Park to Queen's Park*.

**AUDIT DESIGNATION REPORT AND STATEMENT OF DECISION**

<b>Decision-maker</b>	<b>Date</b>	<b>Title of Report</b>
<b>CABINET MEMBER FOR CITY DEVELOPMENT</b>		Adoption of the Paddington Green Conservation Area Audit as Supplementary Planning Guidance & formal designation process on proposed extensions
<b>CLASSIFICATION FOR GENERAL RELEASE</b>		<b>Report of</b>
		<b>Director of Planning and Transportation</b>
<b>Wards Involved</b>	<b>Little Venice</b>	
<b>Policy Context</b>	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	
<b>Financial Summary</b>	<b>There are no financial implications arising from this report at this stage.</b>	

### 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 Paddington Green Conservation Area Audit following full consultation and a public meeting. This report takes on board comments received in writing following a comprehensive programme of consultation on the draft Audit.

## **RECOMMENDATIONS**

2.1 That the Cabinet Member for City Development resolves to adopt the Paddington Green 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 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.

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 Paddington Green Audit was adopted for consultation on 31 January 2003. Extensive public consultation, including a public meeting, has resulted in no objections to the policies contained within the Audit. The audit has been revised to take on board many of the amendments suggested during the consultation process.

#### **Original written consultation**

4.2 17 letters of consultation were issued on 31 January 2003 to local amenity groups, national bodies, local businesses and ward Councillors inviting them to comment in writing on the draft audit for Paddington Green and to attend a public meeting. See list in Appendix 1.

4.3 3 written responses were received and are listed in the background paper section. The points that were raised are dealt with in Appendix 3. Only one matter regarding the description of views remains unresolved and the Council's response is given in full below. It should be noted that English Heritage are very supportive and welcome the adoption of such a document as Supplementary Planning Guidance so that it can assist in the preservation and enhancement of the area.

## **Wider setting of Paddington Green and views from it**

### GVA Grimley

4.4 GVA Grimley, on behalf of their Client West End Green (Properties) Ltd would like paragraph 3.38 amended to say that the setting and outlook of the Green have been heavily compromised by the Westway, the existing Police Station and the Metropole Hotel and that the regeneration of Paddington Basin area and West End Green site to the north of the green (should say south and east) is resulting in an improvement to the setting and outlook. This would then reflect the detailed consideration given in the in the committee report for the West End Green Planning Application (30.01.03)

### Council's response

4.5 There are two issues that need to be addressed, the impact of existing development on the setting of the Green and the benefits or improvements resulting from the regeneration of the area to the south and east.

4.6 Due to the number of conservation areas in the Borough the audits follow a tight brief and whilst identifying negative features or views, generally otherwise identify features within the conservation area that are considered to contribute positively to its character and appearance. The audit therefore identifies important local views as defined by UDP Policy DES 15. These can be seen in Figure 10 and the specific views from the green do not include one of the Westway or the area to the south of it. The Audits do not identify compromised views.

4.7 Policy DES 12 relates to all views from open spaces, setting out the criteria for assessing the impact of proposed development on Westminster's open spaces in relation to the particular qualities of the space and the development surrounding them. All views from the Green contribute to the character of the conservation area despite having been compromised in places. Whilst the views and setting to the south have been compromised there is potential in the future for there to be proposals which could worsen the situation or for localised improvements which could minimise the impact of the Westway and its traffic. English Heritage have commented that whilst the Westway has compromised the setting to the south any worsening of the situation should be avoided. This is a matter that will be judged in relation to a specific proposal.

4.8 With regards to the second point the area to the south, as noted in the audit is undergoing considerable change which is ongoing and the audit can therefore not make a judgement on its final impact. The application relating to the development to the east which is specifically mentioned has not been approved by Committee. In view that there is not an approved scheme the audit cannot comment on the merits of its design.

### **Public meeting**

4.9 On Thursday 27 February 2003 there was a public meeting at Council House Marylebone Road, to discuss the Paddington Green Conservation Area Audit.

4.10 The meeting was chaired by Councillor Gwyneth Hampson. Despite an advert in the local paper, an announcement at the Maida Vale Area Forum and the placing of 8 site notices within the conservation area no one attended the public meeting. The audit was discussed in full with Councillor Gwyneth Hampson at the meeting, including 2 proposed extensions to the Conservation Area.

4.11 English Heritage have responded and there has been consultation with the City Planning Section and Environment and Leisure Department within the Council. Some alterations have been proposed to the section on Trees and mainly editorial amendments. All additions to the text are shown in **bold**, and any text to be deleted is ~~struck through~~, in the Audit included in Appendix 4.

## **5 Proposed Extensions to the Conservation Area**

5.1 Two boundary alterations have been suggested. The inclusion of the remainder of Hogan Mews to the rear of St Mary's Terrace was suggested by the consultants. Although a relatively recent scheme, mid 1980's, it is of good quality and retains a uniform appearance. During the re-survey of the area by Council Officers a further extension has been proposed, the area of open land to rear of the Catholic Apostolic Church forming part of play area to Paddington Green Primary School. This open area is totally enclosed by designated conservation area and it adjoins and contributes to the feeling of openness of the main open spaces in this conservation area.

5.2 Councillor Gwyneth Hampson supported the proposals as possible extension to the conservation area. These will now undergo formal consultation before a report is put to the Cabinet Member for City Development recommending which areas should be designated 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, ward Councillors and anyone who has expressed an interest.

## **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 Paddington Green 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 Paddington Green Conservation Area Audit will help guide development sympathetically in the future. The Audit, with amendments proposed in this report, 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.

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 <a href="mailto:gjones@westminster.gov.uk">gjones@westminster.gov.uk</a> ; FAX NUMBER 020 7641 2338
--

## **BACKGROUND PAPERS**

1. Report to Planning and Development Committee, 13 July 2000.
2. The Paddington Green Conservation Area mini-guide
4. Minutes of public meeting
5. Letters from:

Gilbert Hair Specialist 21.02.03  
English Heritage March 11.03.03  
GVA Grimly 11.03.02



## **APPENDIX 1**

### **LIST OF CONSULTEES**

English Heritage  
Georgian Group  
Victorian Society  
SPAB  
Twentieth Century Society  
Westminster Property Owners Association  
Councillor Melvyn Caplan  
Councillor Barbara Schmeling  
Councillor Ian Adams  
Metropolitan Police  
City of Westminster College  
Chelsfield  
GVA Grimley  
St Mary's Church  
Paddington Green Primary School  
North Paddington Society  
Paddington Waterways & Maida Vale Society

## **APPENDIX 2**

### **ATTENDEES OF PUBLIC MEETING**

Councillor Gwyneth Hampson	Chair
Rosemarie MacQueen	Westminster City Council
Gareth Jones	Westminster City Council

## APPENDIX 3

### COMMENTS RECEIVED

Consultation Responses		Council response	
Consultee	Comment	Agree/ do not agree	Justification
Gilbert Hair Specialist 21.02.03	No specific comments on the draft audit, inquiry regarding grants available in the Bayswater Conservation Area	<b>Noted</b>	Will be sent response
English Heritage 11.03.03	<p>Hope audit will be adopted as 'it will make a <u>most</u> valuable contribution to an understanding and appreciation of one of Westminster's lesser-known but very atmospheric Conservation Areas'</p> <p>Questions if there is scope to comment on the importance of protecting the wider setting of Paddington Green – 'whilst the Westway has compromised the Green to the south any worsening of the existing situation is to be avoided.'</p>	<p><b>Noted</b></p> <p><b>Agree in principle</b></p>	<p>Council welcome support</p> <p>The Audits look specifically at the conservation area in question. They do however identify important views out of the area, which include views to the west and east from the Green.</p> <p>Please see paras. 4.4 to 4.8 for a more detailed.</p>
GVA Grimly on behalf of West End Green (Propertie s) Ltd	<p>Would like West End Green Area mentioned in para. 3.2</p> <p>Would like para. 3.38 amended to say that the setting and outlook of the Green have been heavily compromised by the Westway, the existing Police Station and the Metropole Hotel and that the</p>	<p><b>Agree</b></p> <p><b>Do not agree</b></p>	<p>Will add "<u>and an application is being considered for a scheme to the east of the Green</u>".</p> <p>Please see paras 4.5 to 4.8 in the main report.</p>

	<p>regeneration of Paddington Basin area and West End Green site to the north of the green (should say south and east) is resulting in an improvement to the setting and outlook. This would then reflect the detailed consideration given in the in the committee report for the West End Green Planning Application (30.01.03)</p>		
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# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

### **SUBJECT: Adoption of the Paddington Green Conservation Area Audit as Supplementary Planning Guidance and Formal Designation Process on 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:

- 1) adopt the Paddington Green Conservation Area Audit (attached to the report) as Supplementary Planning Guidance; and
- 2) undertake the formal designation process on the proposed extensions to the conservation area listed in the report.

#### **Reason for Decision:**

The Paddington Green 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 Paddington Green Conservation Area Audit will help guide development sympathetically in the future. The Audit, with amendments proposed in this report, 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.

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

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### 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.

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