

CONSERVATION AREA AUDIT



ST JAMES'S



City of Westminster

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This report is based on a draft prepared by B D P. Following a consultation programme undertaken by the council it was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on 27 November 2002.

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Department of Planning & Transportation, Development Planning Services, City Hall, 64
Victoria Street, London SW1E 6QP
www.westminster.gov.uk

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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AUDIT DESIGNATION REPORT AND STATEMENT OF DECISION

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 St James's was adopted as Supplementary Planning Guidance by the Cabinet Member for City Development on 27 November 2002. The St James's Conservation Area was designated on 27 March 1969 and extended in 1974 and 1987. Further boundary changes took place in 1990 with the designation of the Haymarket 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 Tudor Palace of St James's was built on the site of a medieval leper hospital which had been deliberately sited well away from inhabited areas. The palace remained isolated until the middle of the seventeenth century. This previously undeveloped area, known as St James's Field, was established as a fashionable residential district from 1663 onwards when Henry Jermyn, Earl of St Albans, built the formal St James's Square.

2.2 St James's Square, the first of the West End Squares, was developed in parallel with the Church of St James's, Piccadilly, Wren (1682-4). This was built across the line of the north exit of the square. The square was planned with the very high class of town house in mind to provide homes for nobles and courtiers to Charles II. This represented one of the first major shifts westwards for the nobility and court followers after the disasters of fire and plague in the City of London, and by 1684 was virtually complete. In addition to the houses of nobles and courtiers there were more modest houses in the secondary streets.

2.3 To the north-east of St James's Square a market was established. This is clearly illustrated on Morgan's map of 1682 – see **Figure 1**. The market was retained (see Roque 1745, **Figure 2**; and Horwood circa 1792, **Figure 3**) until the early nineteenth century when Nash created Lower Regent Street and Waterloo Place.

2.4 By 1684, when the Earl of St Albans died, the fabric of the area leased or owned by him was virtually completed, although St James's Street continued to grow in a piecemeal way so that by the 1740's the area had already been substantially developed (see Roque's map of 1745). Apart from Nash's work in the early 1800's creating Regent Street, Waterloo Place (both redeveloped in the early twentieth century) and Carlton House Terrace the similarities between the area as it was 250 years ago and as it is today are apparent. The reason for this continuity is that Piccadilly has always been a major thoroughfare – even in the sixteenth century when it was called 'The Way to Redinge'.

2.5 During the seventeenth century numerous coffee houses were established in the area. These became the centres of political discussion and in the eighteenth century many were transformed into subscription clubs, such as Brooks, Boodles and Whites, which still survive in St James's Street and Pall Mall. Extensive rebuilding was carried out during the eighteenth century, so that, apart from alterations and additions to St James's Palace a number of small partially-reconstructed terrace houses and the reinstated façade of Schomburg House, the only seventeenth century building of consequence to remain is The Church of St James's. By the later part of the eighteenth century nearly all the houses on St James's Square had been rebuilt or extensively altered, but the spacious simplicity of the Square had not been impaired, as plot sizes remained close to those specified in the original layout. Tradesmen and Clubs began to encroach so that by the middle of the nineteenth century, when the centre of fashionable London moved further west to Belgravia, The Builder noted that St James's Square was 'rapidly losing caste'. Several large houses remained and the Square retained its residential character up until the 1920's. Soon after this the last private houses were successively taken over for business purposes. The last to survive No. 5, dating from 1749 by Mathew Brettingham the elder remained residential until the 1970s (Viscount

and Viscountess Astor in residence until at least 1945) prior to its sale as a bureau to the Libyan Government.

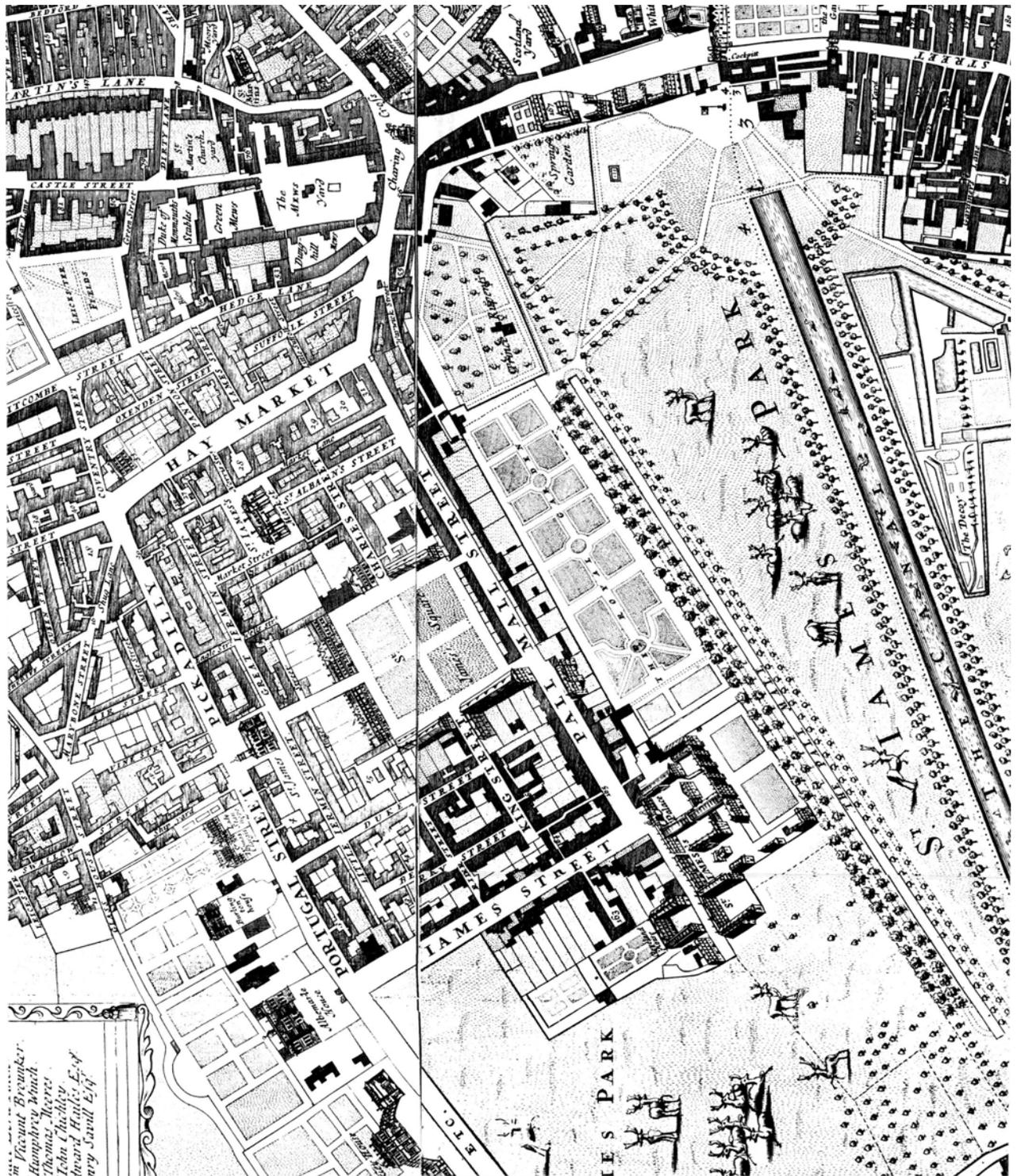


Figure 1: Morgan's Map 1682



Figure 2: Roque's Map 1746

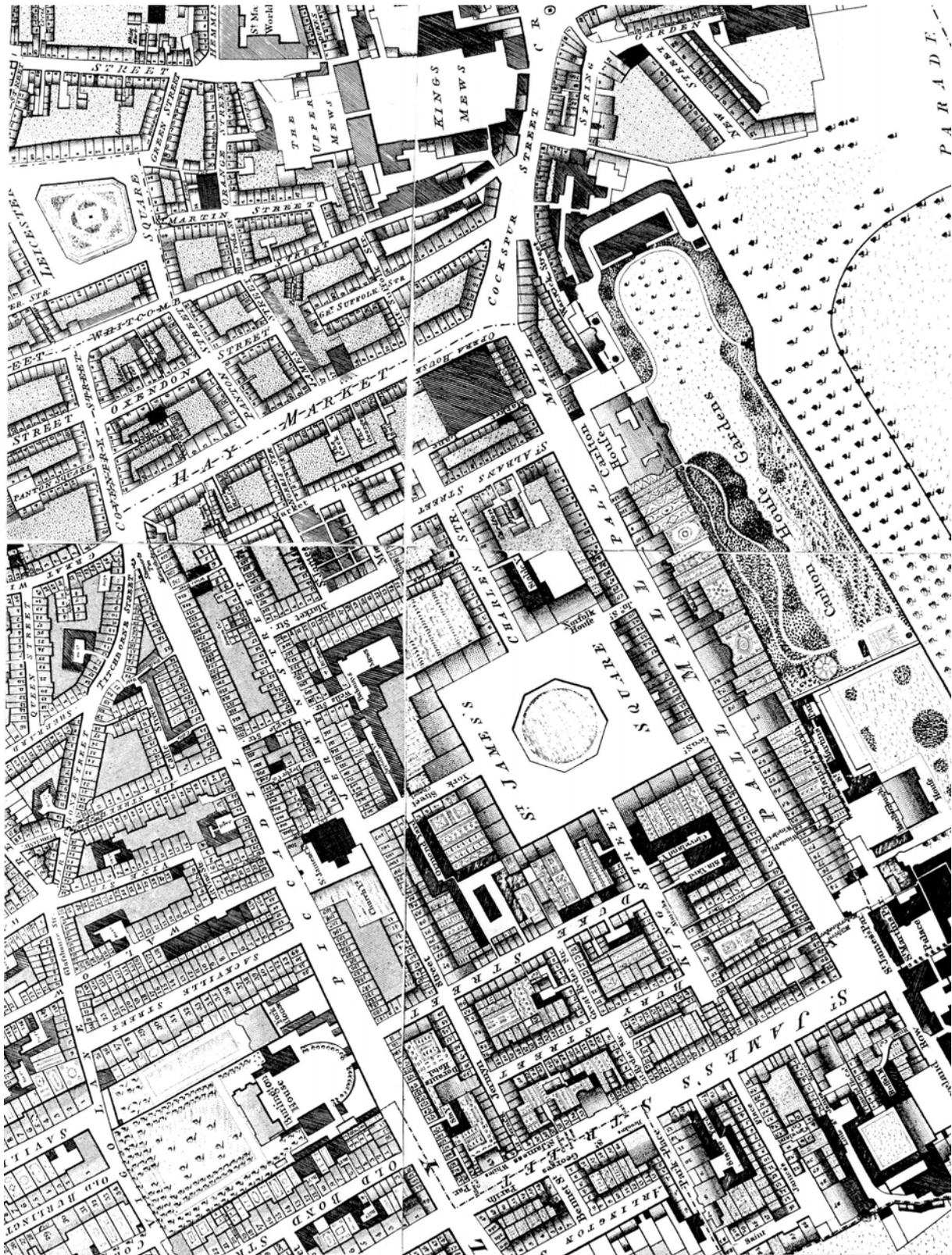


Figure 3: Horwood's map 1792

2.6 Early in the nineteenth century the second phase in the development of the club-life of the area began, much of it involving the rebuilding of the south side of Pall Mall, all on a larger scale; to this period belong the United Services, Athenaeum, Travellers' and Reform Clubs amongst others. Other important developments include the establishment of specialist and high class retail areas such as Jermyn Street and St James's Street.

Many of these shops retain their original mid nineteenth century facades – for instance, specialist cheese merchants Paxton & Whitfield. Other significant retail developments in this period include Nash’s Royal Opera Arcade, the earliest London arcade.

2.7 At the same time Nash’s grand conception of a ceremonial route or ‘Royal Mile’ from Carlton House to Regents Park was taking shape. As Regent Street and Waterloo Place were laid out, many of the smaller streets were cleared away. One significant clearance was of Carlton House (The Prince Regent’s residence) which was replaced with Carlton House Terrace which consisted of two grand palaces with great sweeping pediments and balustraded terraces. These were constructed in formal symmetry with Waterloo Place lying on its axis. Waterloo Place, begun in 1816, was originally intended as a termination of Nash’s Regent Street by opening a vista of Carlton House which stood on the south side of Pall Mall. It is described in Pevsner (1973) as, “One of the more dramatic pieces of town-planning in London.” Although Waterloo Place was originally marked on a 1818 plan as a square it is little wider than Regent Street itself. The Duke of York column and steps were completed by 1833 at the south end to link the new Carlton House Terrace with Pall Mall. The Prince of Wales, later George IV, had built Carlton House in the 1790s as his London residence on the south side of Pall Mall, with gardens extending behind the properties on either side.

2.8 With the experience of comprehensive planning which the construction of Regent Street gave them and with the example of the great club-houses before them, the Crown Commissioners embarked on a deliberate policy in the later part of the nineteenth century of encouraging larger scale rebuilding by the amalgamation of small sites. This policy brought about the gradual though incomplete elimination of the smaller domestic scale of the streets which were in Crown Control, so that apart from the Palace the older parts of the surviving fabric tend to be those which are private freeholds on the south side of Jermyn Street, some of the sites in St James’s Square and St James’s Street and in the streets to the west of the latter.

2.9 St James’s has retained its identity as an area for club life, specialist shopping and services and Aristocratic housing. However into the mid-twentieth century, increasing pressure for office use threatened this special mix of activities. Initially existing buildings were converted for office use. Increasingly into the nineteenth century many of the existing residential houses in the area were destroyed for office use or unsympathetically restored. A significant post-war listing in the area had been that of Economist Tower and associated buildings. This office block, bank, residential block and linking podium was constructed in 1960-64 to the design of Alison and Peter Smithson. Listed in 1988 this Grade II* building’s most dominant feature is the use and dominance of Portland Stone cladding.

2.10 The pace of development has continued in the twentieth century. Many buildings of the 1920s and 30s harmonise well with their older neighbours, and the area contains a few exceptional modern buildings such as Lasdun’s flats overlooking St James’s Park and the Smithson’s buildings for the Economist in St James’s Street, but too many of the post-war developments have been dull and overbearing.

2.11 Today new schemes are more sensitive and confined to previously redeveloped sites. They include Sterling Square which is thought to be a sympathetic neighbour to the surrounding terraced development and the infill developments, No 45 and Nos. 52-53 Pall Mall.

3 CHARACTER OF THE CONSERVATION AREA

GENERAL

3.1 St James's forms a distinct district in the City of Westminster. The conservation area is bounded to the north by Piccadilly and to the south by The Mall. Both roads are major thoroughfares of very different character reflecting the diversity within the conservation area from the north to the south. The conservation area is bounded to the west by Green Park which forms an attractive backdrop to the grand residences on the western side of St James's, whilst the eastern boundary abuts Trafalgar Square.

3.2 Located in the heart of the city this area has a strong relationship with many of the adjoining conservation areas and together they form some of the most well known townscapes in London. This area has developed over numerous centuries and today provides a relatively settled townscape which retains important elements of some of the earlier development, most notably the Tudor palace of St James's.

3.3 St James's Square and the surrounding 17th century grid pattern, Pall Mall and the later developments of Waterloo Place, Carlton House Terrace and Piccadilly all contribute significantly to the character of the area. Within this overall framework are many buildings of note from the 18th and early 19th centuries, including surviving mews developments tucked away behind the larger scale residential terraces. There are also many Victorian and 20th century developments of architectural value. This is reflected in the variety and number of listed buildings.

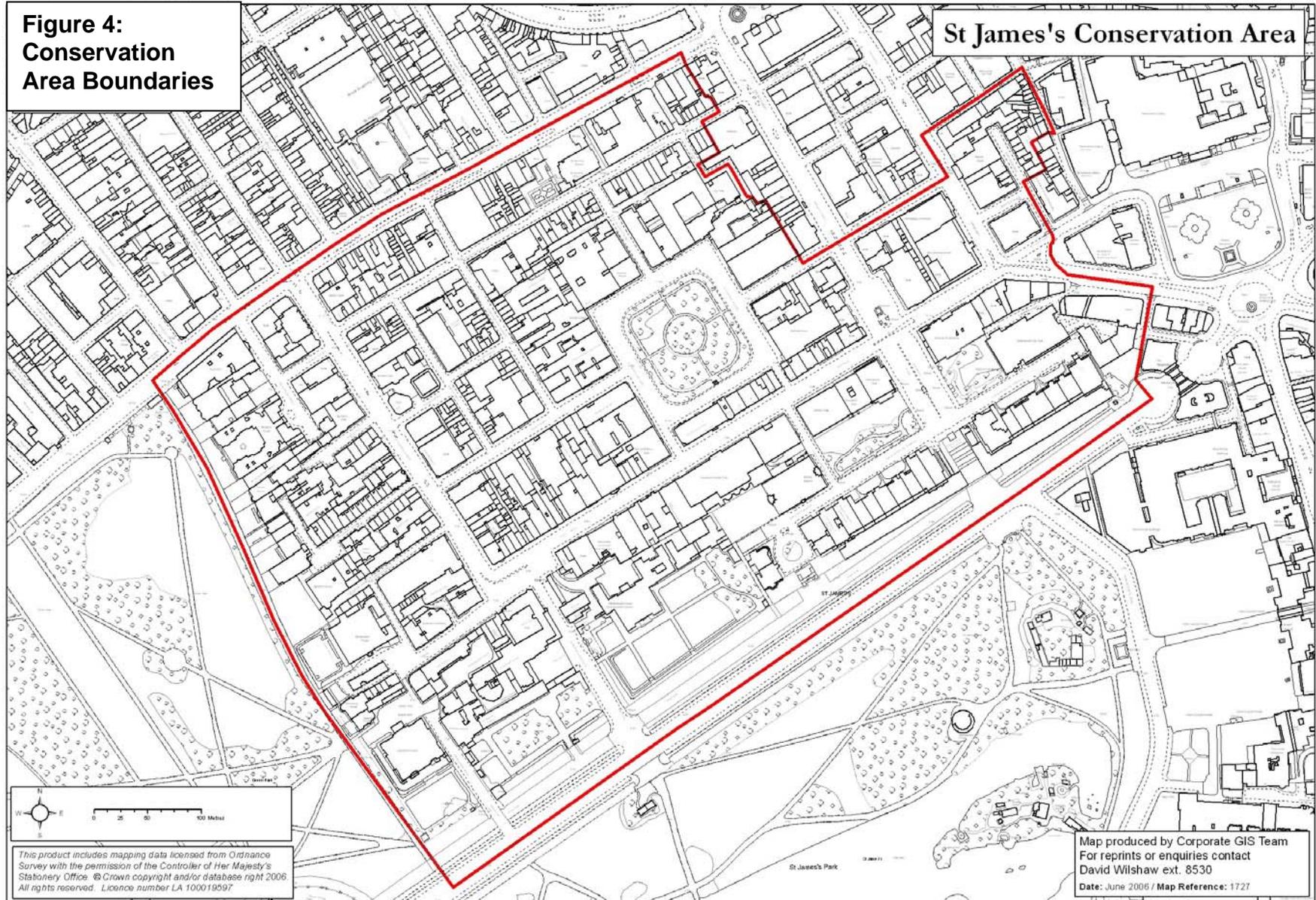
3.4 In contrast to the hard urban form are the soft green edges provided by Green Park to the west and St James's Park to the south and there are also important landscaped gardens and squares within the conservation area. The Mall and Waterloo Place are formal open spaces conceived as set pieces, the former a grand processional route of national importance within the area.

3.5 There are a number of famous historic Members Clubs focused around St James's Street and Pall Mall including the Athenaeum, Reform and Travellers Club, Boodles, Whites, Brook's, the Carlton and the RAC among many others. The area is also home to retailers of international renown concentrated along Piccadilly, with mainly specialist retailers such as shirt makers, tailors, food outlet and perfumeries in Jermyn Street, wine merchants, hatters and bootmakers in St James's Street and auction houses and art galleries to the west of St James's Square. Many original 18th and 19th century shopfronts of interest survive. There are also good examples of arcade development.

3.6 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 development proposal.

3.7 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 4:
Conservation
Area Boundaries**



HIERARCHY OF STREETS AND SPACES

3.8 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.

3.9 A complex relationship exists of successive main and planned routes which today can be seen mainly in relation to the 17th century grid pattern. This comprises of a network of contrasting wide dramatic avenues, commercial frontages, residential streets and mews and alleys. Within this framework are numerous private and public gardens, squares and other open spaces. This provides a plan form and morphology of particular richness and value.

3.10 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 5**). These are:

Primary routes and spaces

Secondary routes and spaces

Intimate routes and spaces

3.11 The major primary routes follow the pre 17th century pattern forming a strong rectangular geometry. St James's Street leads down into Pall Mall and together they form an imposing route through the conservation area. Pall Mall widens in front of St James's Palace and the space is well defined by the surrounding buildings to provide a more formal setting for the palace and entrance into the gated Marlborough Road. These are less intense primary routes for pedestrians compared to the bustle of Piccadilly with its thriving ground floor commercial frontages.

3.12 To the east Waterloo Place is laid out along a formal axis to the plans of Nash running southwards to join The Mall via the steps at the Duke of York Monument . These two primary routes are of national significance providing places where pedestrians can appreciate direct visual links between landmark buildings. Along their length are major monuments and sculptures adding richness to these grand processional routes with strong royal associations.

3.13 Secondary routes form the core of the area; these include busy commercial streets with buildings of a similar scale to those on the primary routes such as Jermyn Street, but also numerous ones of less grand residential properties. On the eastern boundary of the conservation area Whitcomb Street retains development of a finer grain. To the west of St James's Street the layout is less formal and more organic with the network of streets terminating at the boundary with Green Park. The 17th century grid laid out around St James's Square is unique, remaining intact and framing the impressive square at the centre of the conservation area.

3.14 In direct contrast but of equal historic importance are the surviving alleys, courts and mews within the street network providing a compact, tight grain. These more intimate places comprise a smaller scale of development and provide a more human aspect to parts of the conservation area, particularly when glimpsed from the main

routes. They are an integral part of the historic fabric of the area and provide permeability within. The best example is Pickering Place. Other examples include Milkmaids Passage and Stable Yard Road, to the north and east respectively of Lancaster House. Angel Court is an example of a historic link leading between King Street and Pall Mall now integrated with the larger scale modern infill development.

3.15 The regular building lines remain strong in the grid pattern abutting the highway edge or set behind shallow lightwells with railings to the boundary. These continuous hard edges, for example, as seen along Piccadilly and Pall Mall are a distinctive characteristic. They provide a tight block definition to the northern and central part of the conservation area. Infilling at the rear has taken place in many locations and internal courtyards and rear gardens are important where they remain.

3.16 St James's Palace and other large properties set within grounds such as Marlborough House, Spencer House and Bridgewater House provide a more open feeling to the southern part which is enhanced where seen in relation to the large open spaces of the Royal Parks. Carlton House Terrace is set back from The Mall, reducing its impact on this majestic tree lined route through the Park. To the north the grounds and garden squares relating to the terrace provide a transitional zone between St James's Park, and the hard edge of Waterloo Place and Lower Regent Street. Here the articulated building line, conceived with the design of the open space, provides a boldly defined edge to the built form which is significant in defining the views and varying degrees of enclosure.

3.17 There is a more varied frontage to Queens Walk providing a transitional zone between the core of the conservation area and Green Park. Some buildings are set forward and further articulation is provided by deep set courtyards, as to Arlington House. The overall building line retains a uniformity providing the feeling of a traditional street. This built edge forms an important backdrop to Green Park with the fine Grade I listed facades of Spencer House, Bridge Water House and Lancaster House. The open spaces and gardens provide a spacious and relaxed setting enhanced by Green Park, particularly to the south.

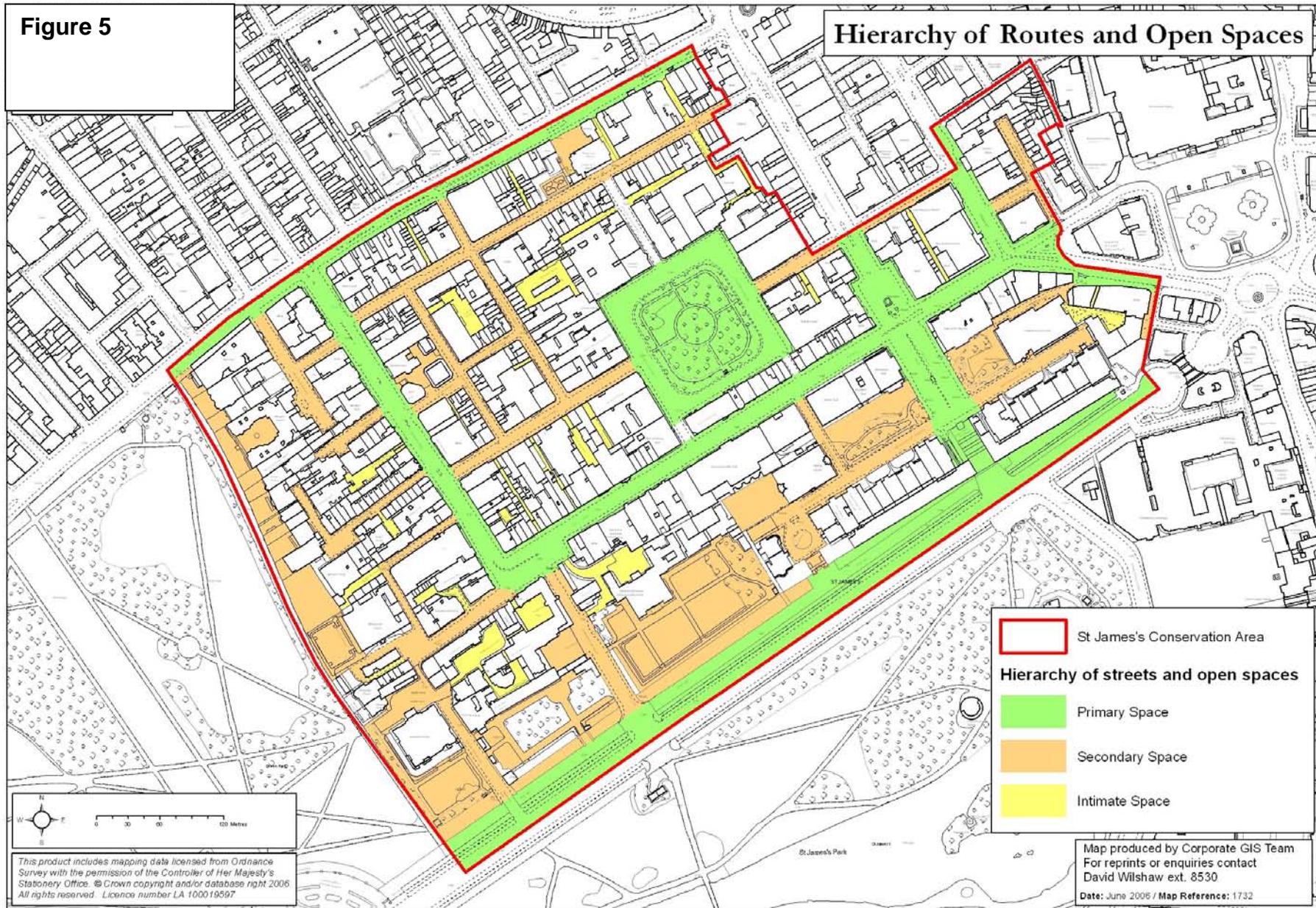
3.18 Throughout the conservation area there are a mixture of plot types and sizes which reflect the historic development of the area, the location of the larger properties and their grounds and the concentration of uses within these areas. Within the main grid pattern and along Piccadilly a variety of plot sizes exist today but many of the original narrow frontages are evident, those that remain being of historic importance providing a rich grain to the urban fabric. Historically, where plots have been amalgamated, definite rhythms exist as along the southern side of Pall Mall. This is less evident in some of the large scale schemes from the 20th century such as the Junior Carlton which fails to relate to the smaller scale adjoining properties to the east

3.19 The Conservation Area has a number of key green spaces. St James's Square is a pivotal space in the Conservation Area located on a vista from St James's Street to the Theatre Royal Haymarket. Waterloo Gardens are of vital importance in the setting of Carlton House Terrace and form an integral part of the formal townscape of Waterloo Place. To the north is the churchyard of St James's Church and the open area to the Piccadilly frontage where a market is held, providing important relief and further variety in this dense urban environment.

3.20 There are other open spaces of particular importance to the character of the conservation area but of a less grand scale or public nature. These include the modern character of the Economist Plaza, historic Carlton Gardens which steps down to The Mall, and numerous historic private gardens. These are key in providing a feeling of openness in parts of the conservation area and an appropriate setting for some of the major buildings.

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.

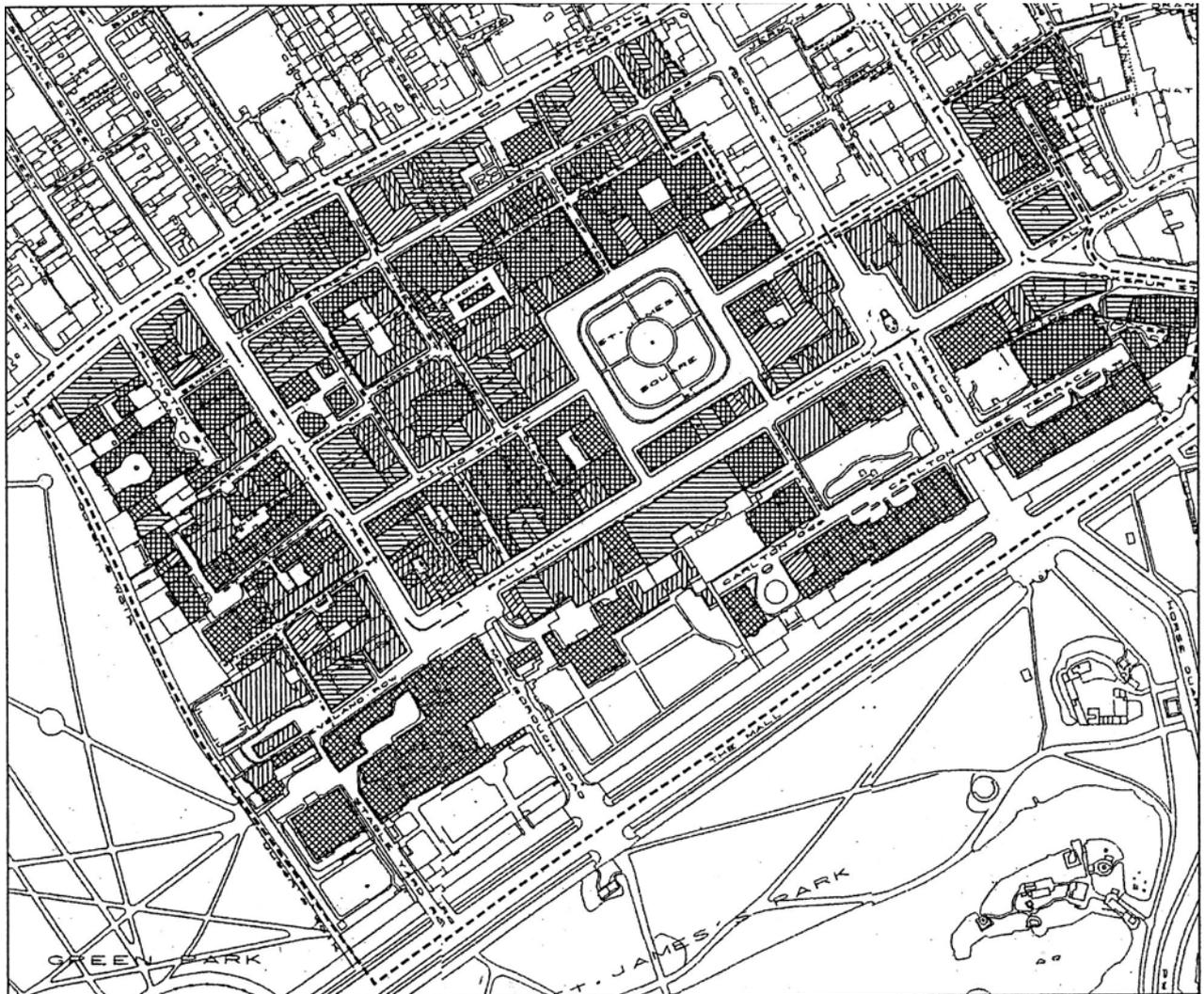
Figure 5



ARCHITECTURAL AND HISTORIC CHARACTERISTICS OF BUILDINGS

Overview

3.21 The area consists of a varied age of development (see **Figure 6**) and an eclectic palette of styles. The use of natural materials and the large number of historic buildings creates harmony through the groupings of traditional forms. The work of some of the country's finest architects is represented in the area and the concentration of so many buildings of importance provides a visually rich and stimulating townscape.



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 City Council

KEY

-  PRE VICTORIAN
-  VICTORIAN
-  EDWARDIAN
-  1920'S AND 1930'S
-  POST WAR

Figure 5 : Plan illustrating the age of development throughout the conservation area

Figure 6

3.22 The neighbourliness and respect for context of successive developments over time preserves the overall character and appearance of the streetscene and unites the variety of areas within the conservation area. There is little disruption or discord to the overall townscape which retains a strong coherence and sense of place. There are areas within the conservation area with groups of set piece buildings such as Carlton House Terrace and Waterloo Place, or terraced forms such as St James's Place, where a strong uniformity of style and materials exists which is fundamental to the character of those particular areas.

3.24 Overall there is a consistency of height within the area, the scale of many developments providing an imposing character to the major routes. Properties of 5 to 6 storeys provide the prevailing height throughout the main body of the conservation area. Those reaching 8 storeys including mansard roofs, along the principal routes are an exception to the general heights. There is a distinct contrast between the varied roofscape and heights of properties in St James's Street and the more regular height of the properties along Pall Mall and Piccadilly. The existing varied roofline, is a major contributor to the character of the area. However within the secondary streets and other routes a more domestic scale remains intact as in St James's Place where the 4 storey terraced properties with mansard additions provide a uniform group.

3.25 More recent developments have used advanced building techniques for their time, often with natural materials for facings. Some of these are Listed such as New Zealand House (19 storeys in total), the Economist Tower group (highest 16 storeys) and the Lasdun flats in St James's Place (8 storeys) in recognition of their architectural and technological interest, though their relationship with the prevailing character of the area can be poor, particularly in views e.g. New Zealand House in views from The Mall and east along Pall Mall. Later schemes of a contemporary style lacking in architectural quality fail to respect the prevailing character of their locality, such as the Cavendish Duke Street Hotel (14 storeys), and highlight the negative impact out of scale developments can have on the area, and particularly on important strategic, metropolitan or local views.

Building types

3.26 Set piece architecture of a very distinctive style sits in, or nearby, contextual terraces, mainly historic and some of varied and intricate designs, which provide a harmonious and sympathetic backdrop, and together create a street scene of particular group value. The character of this varies throughout the area but these positive interrelationships form distinct and sometimes contrasting compositions. Buildings thought to have a negative impact are identified later in the report. The variety of building type and architectural style is considerable though general themes can be found.

Historic palaces and grand town houses

3.27 Many large grand buildings remain in relatively open settings and exhibit a variety of architectural styles. These set piece schemes and the more organically developed St James's Palace derive a richness from their detailed design, craftsmanship and materials. The large palaces and grand town houses are outstanding examples of their type, generally listed for their own architectural merit and interest. Their status in views, particularly along The Mall is important adding to the exclusivity of the route and sense of grandeur. This is unique to London and of particular social and architectural value as denoted by the significant number listed Grade I.

Residential Terraces

3.28 Restrained brick built and grander stone fronted residential terraces, predominantly Georgian, form a sophisticated and elegant backdrop following the same proportions and rhythms dictated by the classical fashions of the time. They can be seen to be complimented by the later mansion block developments, which though generally larger continue a similar proportion to the facades and use of materials.

Mews, Yards and Alleys

3.29 Most of the original 17th and 18th century small mews survive hidden between St James's Street and Green Park. Leading off from St James's Street, Blue Ball Yard opens out onto a granite setted mews. The former stables to the end of the yard, dating from 1742, have been refurbished and converted to hotel use. Catherine Wheel Yard is a modern development of a historic mews incorporating garages to ground floor and retaining the granite setts typical of mews in the area. Russell Court is another mews to the west of St James's Street which is tucked away behind the majestic properties fronting onto Cleveland Row. Ormond Yard, like other yards in the area, is of a mews like character with smaller scale commercial properties of a finer grain. Development of this scale can be found elsewhere including historic Pickering Place and Crown Passage where generally the historic fabric remains intact with few later alterations.

Commercial schemes

3.30 There is a variety of purpose built commercial development of varying scale but generally conforming to the prevailing height; the variety seen in the design and width of the facades. Modest terraced schemes, predominantly faced in stone often show a more varied architectural vocabulary. This is particularly evident at ground floor level which is generally higher than the residential proportions, and at eaves level where gables, parapets or dormers may be seen. Bigger schemes which includes many of the clubs and large block developments on Piccadilly are more monumental in scale and often display stylistic elements seen in the grander residential developments of the time, the clubs tending to epitomise the latest architectural fashions. The collection of buildings towards the eastern end of Pall Mall, leading up to Waterloo Place, provide some of finest examples of the Classical revival in England. The Italiante vocabulary being introduced to England for the first time in Charles Barry's Reform and Travellers Club.

Arcades

3.31 There are three of London's most distinguished Arcades, the Royal Opera Arcade, Prince's Arcade (1880s) and Piccadilly Arcade (1909). The Royal Opera Arcade is the earliest found in London. It was designed on the Parisian pattern by Nash and G.S.Repton and built in 1816-18. Its character lies in its elegant line of columns and arches. The entire west side is occupied by original bow-fronted shops and it has distinctive circular rooflights.

Late twentieth century infill

3.32 Modest contemporary infill schemes tend to respect the materials of adjoining properties and the rhythms and proportions of their facades. The restrained designs, in most instances, ensure they do not detract from the setting of nearby listed buildings or the character of the area. Good examples include No 7 Duke Street St James's and Nos. 45 and 52-53 Pall Mall.

Materials and detail

3.33 Stone dominates along the principal routes and provides a strength and sense of permanence uniting buildings from different periods, some of quite contrasting styles ranging from classical to Neo-classical and baroque to Victorian Italianate. The treatment of stone varies considerably throughout from the use of ornate decorations, banding and rustication to plain flat facades, though polished stone is reserved for ground floor entrance details and interiors. A variety of stone (mainly Portland) is used, the subtle colour variation providing depth and interest within the townscape with further contrast provided by the use of granite and marble at ground floor level.

3.34 The other principal material to be found in the area is brick and this can be seen in all ages of development. Generally rare on the main thoroughfares it provides a varied richness along St James's Street. It is principally seen in the secondary routes or used for the smaller scale mews type developments and at the rear. In some of the Victorian developments this has been combined with stone banding and decoration to create exuberant compositions. Further richness is provided by those properties with polychrome patterning or terracotta detailing as can be seen in the listed properties along Bury Street and Park Place.

3.35 There is fine articulation and modelling of the facades, evident in a variety of ages of properties. The traditional proportions of solid to void and fenestration patterns are critical elements in most locations as is the set back of the fenestration. The dominance given to the 1st floor of many facades is particularly evident along Waterloo Place and Pall Mall. Elements such as balconies, projecting bays, pediments, porticoes, porches and canopies can be seen to add to the variety and character of the area and help articulate some of the larger facades, or in some cases heighten their monumental presence.

3.36 The detail and appearance of ground floor frontages is important, particularly of retail and commercial premises in St James's Street and Jermyn Street, which become more evident in the narrower streets. The disciplined associated signage and shop fronts are all critical to the character of these buildings and many fine examples of original shopfronts and signs survive from a variety of periods. Many of the purpose built commercial properties, particularly those of a classical inspiration have tall ground floors and the resultant rhythms are a characteristic feature in some streets, such as Piccadilly.

3.37 The upper storeys and roofs define a varied skyline of particular interest. Strong parapet lines are evident in places, and are critical in defining the spatial sequence of Waterloo Place. Gable ends, corner towers and turrets, decorative iron work and use of quality roofing materials together with dormers and chimneys all combine to provide interest and variety at roof level as well strong features within the townscape.

3.38 Buildings of all ages remain relatively intact and have been subject to few alterations affecting the overall character of the conservation area. Original windows and openings are key elements in the street scene and should be retained where possible. Many fine examples of original shopfronts and signage remain intact and these should be retained. The overall lack of inappropriate and unsympathetic alterations and inappropriate modern additions has successfully preserved the quality and character of the area.

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. Relevant Supplementary Planning Guidance documents are noted throughout the document.

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

3.39 The vast majority of the buildings are in keeping with the character of the conservation area, 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.

3.40 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 7**.

Bury Street

Nos. 1-12, Nos13-17, Nos. 25-27 (consec)

Carlton Gardens

No 4, Stirling Square

Cleveland Row

No 3 Sudanese Embassy,

No 7

No 15 Selwyn House

Cockspur Street

Nos. 21-34 (consec)

Crown Passage

No 6

No 19

No 22

Duke of York Street

P.H. now wheelers, No 1, No 3

Duke Street St James's

Nos. 4-6, No. 10, Nos. 12-14, Nos. 16 & 17, Nos. 37-42, Nos. 43-44

Haymarket

Nos. 9-11

Jermyn Street

No. 34, Nos. 36-40, Nos. 48-50, Nos. 54-63, Nos. 66-68, No. 97, No. 100, No. 113, (Fortnum & Masons, 181-186 Piccadilly)(consec)

King Street

Nos. 7-10, Nos. 14-17 (consec)

Little St James's Street

No 4

Mason's Yard

No 6

Nos. 13 & 14

Ormond Yard

Nos. 1-3 (consec), No. 5, No.18

Park Place

No. 7

Pall Mall

Nos. 1 & 2, Nos 13-20, Nos 21 & 22, No. 29, Nos. 40-42, Nos. 48-50, Nos. 55-63, No. 70

Piccadilly

Nos. 181-186, 187-189, 197 (Rectory), 198-201, 210-214 (consec.)

Ryder Street

Nos. 2-14 (even), Nos. 3-5 (odd)

St James's Place

No. 12, Stafford Hotel (Nos. 16-17), No 18, No. 23, No 35-37 Dukes Hotel, Nos. 37-38

St James's Street

Nos. 5 & 7-9, Nos. 16-21, Nos. 29-35, No. 36, No. 54, No 60, Nos. 61-66, Nos. 67 &68, Nos. 71-73

Whitcomb Street

Nos.19-35

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.

The quality of buildings in the area is exceptional and many are listed in the Directory section at the rear of the report.

Landmark buildings

3.41 Within the conservation area there is a large number of buildings which are considered to be of landmark quality. This can be as a result of numerous factors

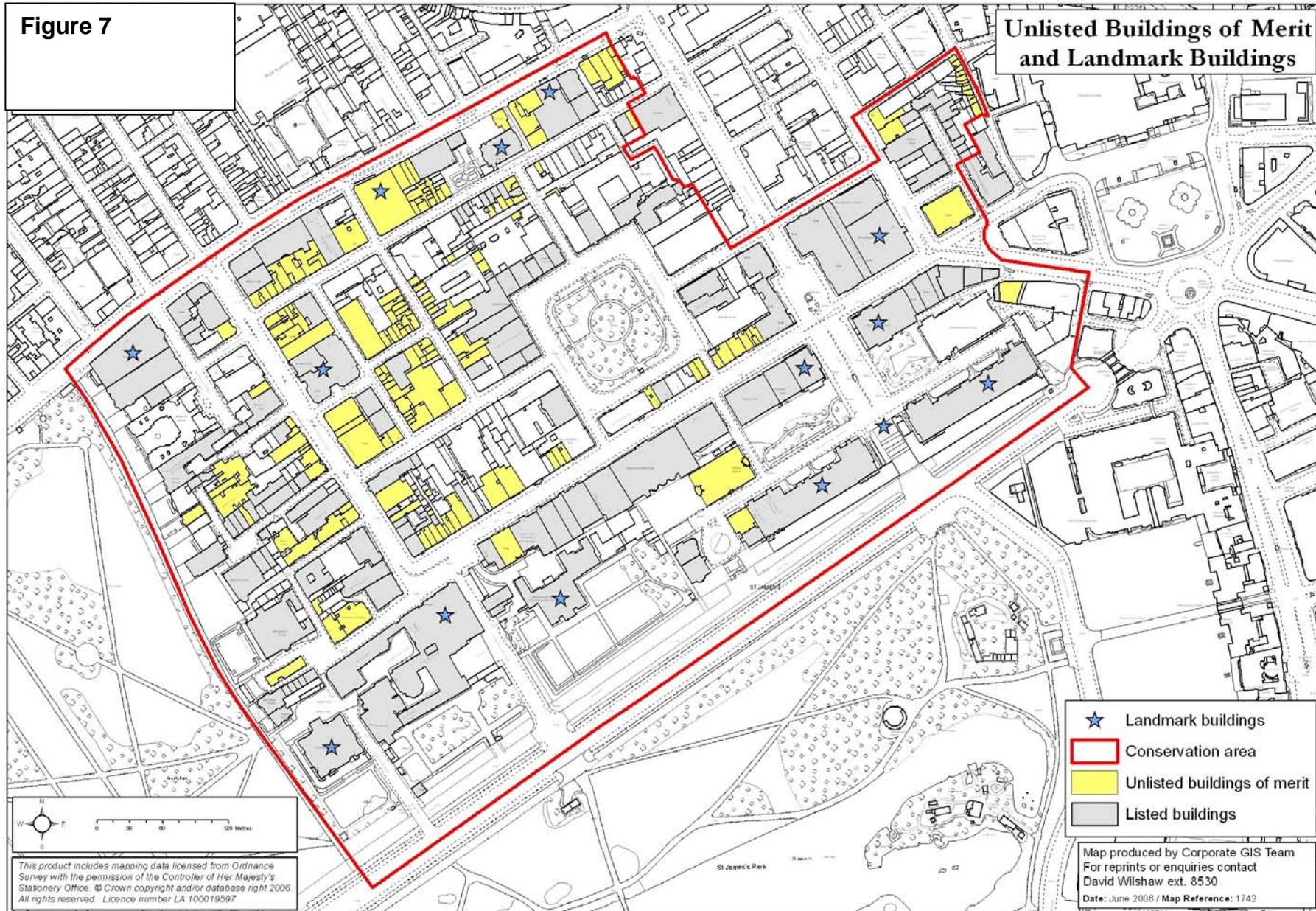
including their siting, height, bulk, setting and detailed design. They contribute significantly to the character and townscape of the area being focal points or key elements in views. These may include well known buildings of national significance, set piece facades to designed routes or simply well designed and detailed corner buildings within the grid plan.

3.42 Many of the buildings are important in local views and well known due to their historical association and architectural heritage. This is reflected in the number of listed buildings and unlisted buildings of merit in the conservation area. However in order to identify those building that play a landmark role the analysis has been more selective identifying properties that are dominant within the townscape by their height (New Zealand House) or through their siting within the street pattern (Athenaeum and Institute of Directors).

These are shown on the plan in **Figure 7**.

Figure 7

Unlisted Buildings of Merit
and Landmark Buildings



Roof extensions

3.43 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.

3.44 St James's Square is characterised by a variety of building ages and styles of varying heights, many of which are listed. A number of buildings in the St James's Conservation Area have unique and distinctive roof profiles and there are streets where there is a mix of different profiles, particularly on commercial properties as in Jermyn Street where the variety is important. Many have mansard roof profiles, some traditional mansards and some double mansards. In other places terraces of properties remain unaltered by roof additions such as the secondary properties in Ormond Yard. Additions or alterations to any of these roof profiles would be harmful to the integrity of the building and the character and appearance of the St James's Conservation Area and will be resisted.

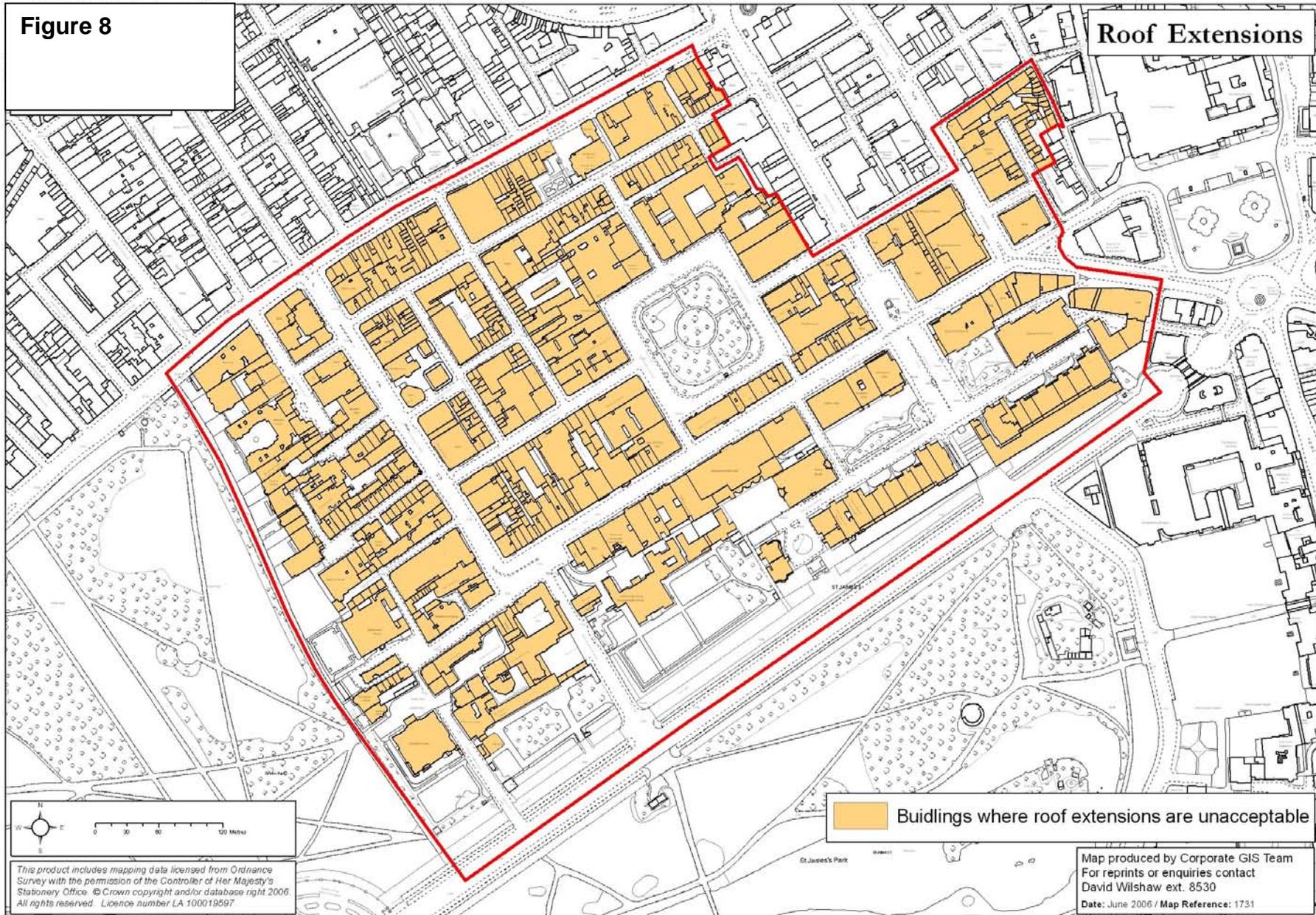
3.45 The policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension would not harm the proportions or the architectural integrity of the building or terrace. However little opportunity remains for such development in the conservation area, see **Figure 8**.

3.46 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. The impact of roof top plant, telecom antennae and satellite dishes, in short and long distance views through the area, must be given full consideration

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 8



METROPOLITAN AND LOCAL VIEWS

3.47 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.

3.48 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. These are shown on the plan in **Figure 9**.

3.49 The area to the east of St James's Square is affected by the Strategic Views from Primrose Hill to the Palace of Westminster (which includes the tower of New Zealand House) and the View from Parliament Hill to the Palace of Westminster. This is shown in the directory at the rear of the report.

LOCAL VIEWS

3.50 There are local views of landmark buildings from within the conservation area and panoramas of the Royal Parks. These include:

View east down Pall Mall of the National Gallery dome

View east from Haymarket/Pall Mall junction of National Gallery and Nelson's Column.

View west from Haymarket/Pall Mall junction of Institute of Directors and The Athenaeum

View east of Duke of York Monument and Nelsons Column from Western Carlton Gardens

View of Admiralty Arch and the Old Admiralty from raised walkway between The Mall and eastern end of Carlton House Terrace

View of Buckingham Palace through Green Park from Cleveland Row gate onto Queens Walk

View of R Norman Shaw's corner building and Nos. 88 & 86 St James Street from Gates to Marlborough Road

View south east of Big Ben from western side of Waterloo Palace at junction with Charles II Street

Views from **inside**, into and across St James Square

Panoramas of St James Park from steps at Carlton Gardens and Waterloo Place

View of Nelsons Column when you emerge from the alley between Cockspur Court and Cockspur Street.

Panoramas of Green Park from the open space at the western end of St James's Place

View east from Queens Walk, Green Park between Spencer House and Sir Denis Lasdyn's flats.

View east along Piccadilly of Eros

3.51 This is not an inclusive list and there are other views shown on the plan of feature buildings, such as the colonnade to the front of the Ritz. Other views provide glimpses of the contrasting character of the area such as those into alleys such as Crown Passage. There are also ones of open spaces such as the views up and down the tree lined walk of The Mall.

3.52 Preliminary list of Metropolitan views

View south down St James's Street towards St James's Palace

St James's Palace, Prince Charles's former residence in London is the earliest remaining building in the conservation area and has historic associations of particular significance. The Tudor architecture and hand made bricks contrast with the finely tooled stone of the later developments along St James's Street. Millbank tower is an unfortunate feature in the background.

View northwards up Waterloo Place to Piccadilly Circus & view southwards down Waterloo Place towards Duke of York Column and St James's Park beyond.

This set piece and uniformly planned townscape with a formal vista has contrasting outlooks at either end with Piccadilly Circus to the north and St James's Park to the south. The regularity of the buildings, placing of monuments and sculpture and grandiose civic style of the architecture provide a processional and celebratory street scene. The use of uniform natural materials (predominantly Portland Stone) bringing a sense of permanence and quality, particularly to the northern part and the lighter painted stucco provides a softer edge to the green foil of St James's Park.

View east along Mall to Admiralty Arch & View west along Mall to Buckingham Palace and Queen Victoria Monument

This uncluttered route lined by mature trees has a scale and elegance suited to an approach to Buckingham Palace. Of national importance it links Trafalgar Square and the Palace with landmark buildings at either end. New Zealand House is an unfortunate feature in the background and lies within the Strategic View corridor.

Carlton House Terrace from St James's Park and the Mall

The formal Nash terraces terminating the processional route at Waterloo Place form a majestic uniform backdrop to views from the park and along the eastern part of the Mall. The painted stucco contrasting pleasantly with the green foil of the mature trees to the mall.

View of Palace of Westminster towers through St James Park from steps at southern end of Waterloo Place.

There are seasonal views to the towers of the Palace of Westminster seen beyond the natural setting of St James's Park from the vantage point at the southern end of Waterloo Place

View of Lancaster House and Clarence House from The Mall.

The grand 1820's Bath stone mansion of Lancaster House and the stucco faced Clarence House of 1825-27 by Nash form an impressive pair in views from The Mall. Lancaster House is also a dominant element in views from Queens Walk and can be glimpsed though the trees in views from Green Park.

View of St James's Palace from southern end of Marlborough Road with tower and deep set colonnade

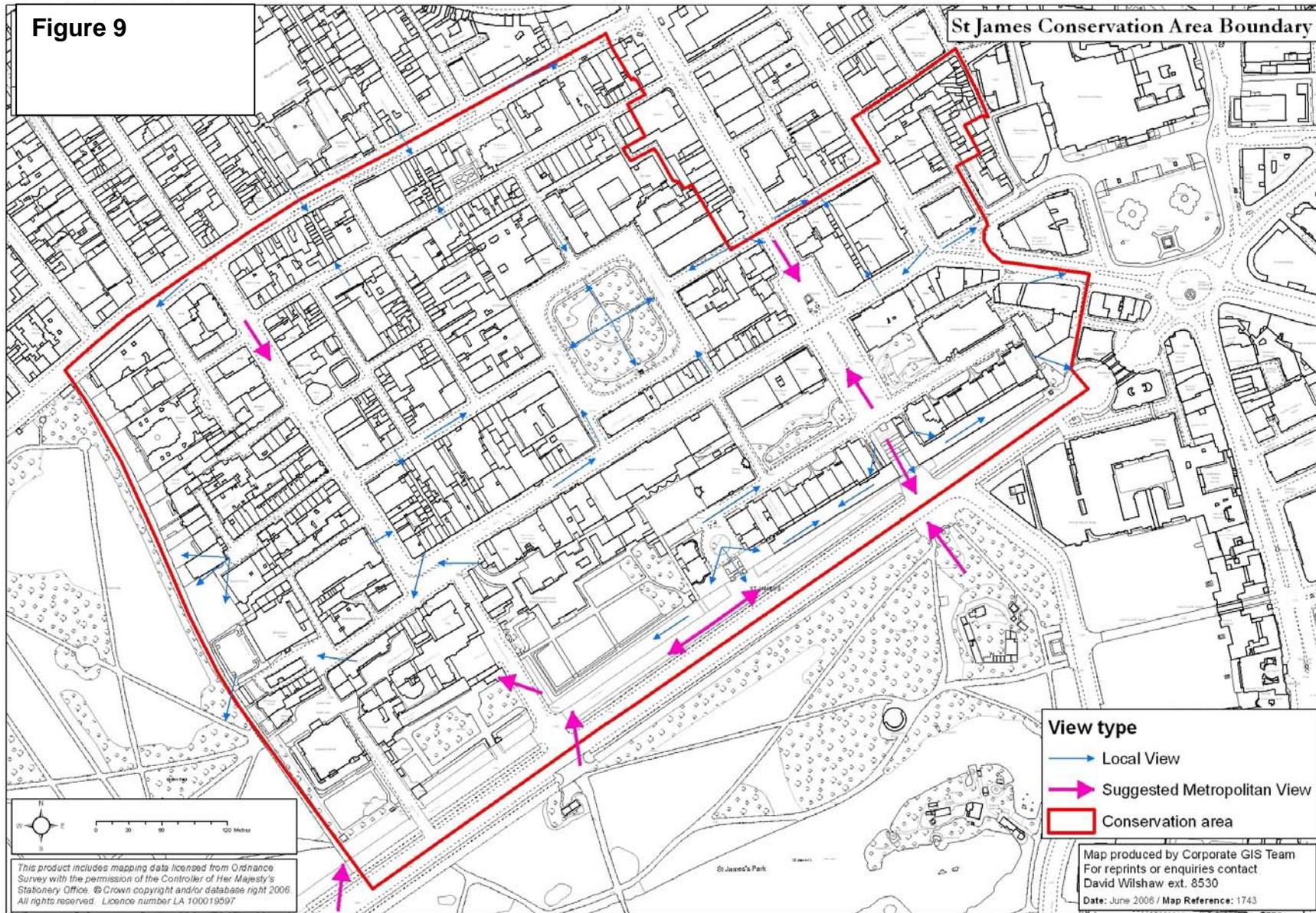
This view of the palace provides an interesting skyline and composition with the courtyard and deep set colonnade which pinches the street space with the tower.

View of Marlborough House from Mall

There are views of this Wren designed mansion in its open garden setting, the **red** brick facade and large sash windows providing a simple uncluttered appearance.

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 9



CHARACTERISTIC LOCAL TOWNSCAPE DETAILS

3.53 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

3.54 Railings and boundary walls 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.

3.55 Throughout St James's Conservation Area there are original quality boundary treatments from various architectural periods, designed as set pieces with the buildings. The diversity in boundary treatments, ranging from brick walls e.g. Marlborough House, St James's Palace, around old gardens, to decorative iron railings and bottle balustrades, reflects the range of building styles and uses in the area.

3.56 High brick walls are a prominent feature along The Mall and Marlborough Place, providing seclusion for St James's Palace and the adjacent buildings. These walls provide a plain backdrop to the streetscene in contrast to much of the conservation area where buildings front directly onto the street.

3.57 Many good quality original railings survive in the conservation area. These can be found in numerous streets including, Carlton House Terrace, Suffolk Street, St James's Square and the streets off St James's Street such as Park Place. Good examples are the mid eighteenth century wrought iron railings to 21 Arlington Street, the cast iron railings with decorative lampholders to Brook's Club on St James's Street and the spear head railings to properties along Carlton House Terrace .

3.58 Bottle balustrades form distinctive boundaries to a number of the grand classical and residential properties and are particularly noticeable along Pall Mall and Waterloo Place. There are also distinctive boundary walls of dressed Portland stone with inset marble to some buildings in Pall Mall.

3.59 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.

Shopfronts

3.60 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. Where it is found that replacement shopfronts are acceptable in principle traditional designs, proportions, materials and finishes are likely to be the most appropriate approach. The quality and style of the design will be judged in each case to ensure that they do not detract from the character of the conservation area.

3.61 There is a wealth of outstanding quality shopfronts in the conservation area, surviving from a variety of periods. St James's Street offers some of the finest examples of 18th century shopfronts, many with classical detailing. Of particular note are the Georgian shopfront of Lock & Co. and the shopfront of Berry Bros and Rudd, with elegant arcaded windows, doorway and original shutters. Lobb's is an excellent later example of an interpretation of traditional shopfront.

3.62 Jermyn Street has a variety of traditional and more recent shopfronts. The proportions and detailing of the shopfronts are an important characteristic of the street. Many of the shops on the south side of the street retain their original mid nineteenth century shop fronts. Good examples are Paxton and Whitfield, with thin mullions, panelled risers, pilasters and a moulded cornice to the fascia and Turnbull and Asser, with window bays divided by piers and decorated with carved capitals, Floris Perfumeries and Rowley's Restaurant. Off Jermyn Street, attractive shopfronts can be found in Duke Street, Bury Street and King Street.

3.63 Piccadilly is characterised by a mixture of shopfront designs from the traditional examples, to the progressive design by Emberton for Simpson's in 1936, and more recent modern interpretations.

3.64 Good examples of shopfronts are also found in the Arcades. The uniformity of materials and detailing to the shopfronts is fundamental to the special character of the arcades.

3.65 Generally shopfronts within the St James's Conservation Area incorporate well designed traditional hanging signs which enhance the appearance of the shopfront and add vitality to the street scene. Good examples can be found along Jermyn Street, including Jermyn Street Shirt Makers, and within all the area's arcades.

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).

Statues and Monuments

3.66 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.

3.67 St James's Conservation Area hosts a significant number of statues and monuments. Some are situated along the central axis of Waterloo Place while others are located in the area's public and private squares. Some of the most notable are listed below.

3.68 At the stairs linking The Mall with Waterloo Place is the 38metre high monument to Frederick, Duke of York was erected in the 1830s. A series of prominent listed bronze statues follow the axis determined by the Duke of York Column up towards Lower Regent Street between the Athenaeum and the former United States Club including the Statue of Edward VII, 1924, the Guards Crimea Monument 1859, Florence Nightingale

1915, Lord Sydney Herbert 1867, John Fox Burgoyne 1877, Captain Scott 1915, Lord Lawrence 1882, Sir John Franklin 1866, Lord Clyde 1867 and King Edward VII 1924.

3.69 A bronze statue to King William III is the centrepiece of St James's Square. There is a sculpted fountain Memorial to Queen Alexandria, 1926-32 by Alfred Gilbert, on Marlborough Road. Pallas Athene sits on the Portico to the Athaneum, a statue of Charles de Gaulle stands in Carlton Gardens and a statue of Lord Curzon erected in 1931 can be found in Carlton House Terrace. There is a circular medallion with a bronze profile portrait of Queen Mary on the south boundary wall to Marlborough House, Mall side, by the junction with Marlborough Road.

Street Furniture

3.70 Westminster has an outstanding heritage of interesting and historic street furniture items, 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.

3.71 Notable in the St James's Conservation Area is the prevalence of listed street lamps including those located around St James's Square (1910 monogrammed 'G.V.R'); Carlton Gardens and Carlton House Terrace (circa 1827-9 inscribed with 'G.R. IV' cipher); and along the length of The Mall (1911 to Thomas Brock's design with Sir Aston Webb along road and c.1840-50 to the walk and ride on the north side) and in Waterloo Place.

3.72 There are also numerous listed bollards and other items of street furniture such as telephone kiosks like the pair of K6, 1935 by Giles Gilbert Scott adjacent to the western corner of the Ritz Hotel.

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

Historic floorscapes

3.73 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.

3.74 Throughout the conservation area large sections of granite kerb stones, and areas of York stone flagstone paving and some kerbs (adjacent to St James's Palace) can be found. Granite setts can also be found such as in Blue Ball Yard. Where historic or traditional floorscapes remain they contribute significantly to the character of the area and should be retained and restored where possible.

Trees and landscaping

3.75 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.

3.76 St James's Conservation Area is bordered by St James's Park to the South and Green Park to the west which form a pleasant backdrop and are important in views from within the conservation area. There are a number of important green spaces in the conservation area which take the form of public and private squares and gardens. These include, St James's Square, St James's Churchyard, Waterloo Gardens, Carlton Gardens, the private gardens to the rear of Stirling Square, the grounds of Marlborough House and St James's Palace and the gardens to the properties along Queen's Walk. These green spaces are important elements, providing a pleasant contrast to the hard urban environment that makes up much of the area.

3.77 Larger properties, such as St James's Palace, Spencer House and Marlborough House and the more modest properties along Queens Walk, are set in private grounds, whereas others, such as those along the southern side of Pall Mall and along Carlton Gardens are interspersed with garden squares. Looking east along The Mall an avenue of mature trees line the southern boundary of the conservation area with stretches of grass and bound gravel.

3.78 The main public open space is St James's Square, situated in the heart of the conservation area. St James's Square was enclosed in 1663 and the garden square railings were added in 1727. The square provides a peaceful oasis away from the busy traffic and pedestrian activity of the main thoroughfares. The square hosts a collection of mature trees and is formally planned, composed of a symmetrical arrangement of paths separating grassed areas with a statue of King William III as a focal point in the centre.

3.79 A small paved area with a scattering of trees sits next to St James's Church in the north of the area. This is an important public space in an otherwise densely built up area. Set above the street level on the southern side, the gardens look out onto the shopping street of Jermyn Street. Another raised public space is the Economist Plaza, an interesting hard landscaped area which retains a human scale and is listed as part of the Economist Tower Group.

3.80 At the entrance to Admiralty Arch, on the north side of The Mall, is an area of hard landscaping with benches and mature trees which leads through to the passage to Cockspur Street.

3.81 With the exception of the formal tree-lined avenue of The Mall, there are few street trees in the conservation area. Where single specimens exist, for example at the entrance to Economist Plaza on St James's Street, they add richness to the environment and play an important part in softening the urban townscape. There are two mature trees in the centre island of Carlton Gardens but generally, mature trees are confined to the area's squares and private gardens.

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.

LAND USES

3.83 The contribution of land uses to the character and appearance of a conservation area is of great importance (See plan in **Figure 10**). 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. It is possible that an over-concentration of a particular use can have a negative impact on the character of an area, for example through disturbance to amenity.

3.84 The historical development of the St James's Conservation Area has resulted in a unique combination of activities concentrated in this part of central London. Today, the area has a predominantly commercial focus. St James's is renowned for its high concentration of members clubs, art and antique dealers and auctioneers and specialist shops. Other more general uses in the area include general and specialist retail, residential, hotels, cafes, public houses and an increasing number of restaurants, bars and clubs.

3.85 Numerous members Clubs are located along Pall Mall and St James's Street, including the United Service Club, the Athenaeum, Travellers' Club, Reform Club, Royal Automobile Club and the Oxford and Cambridge Club, Army and Navy, "in and Out", Brook's, Boodles, Whites and Carlton etc. Other clubs are distributed throughout the conservation area and include St James's Club and the Royal Overseas League in Park Place. In addition to members clubs there are several hotels located in the conservation area, most notable being The Ritz on Piccadilly (the first steel frame building of its type in London). The fine art auctioneers and art dealers are concentrated around the Duke Street area. These include the famous Christies Auctioneers, occupying a number of buildings on King Street and behind.

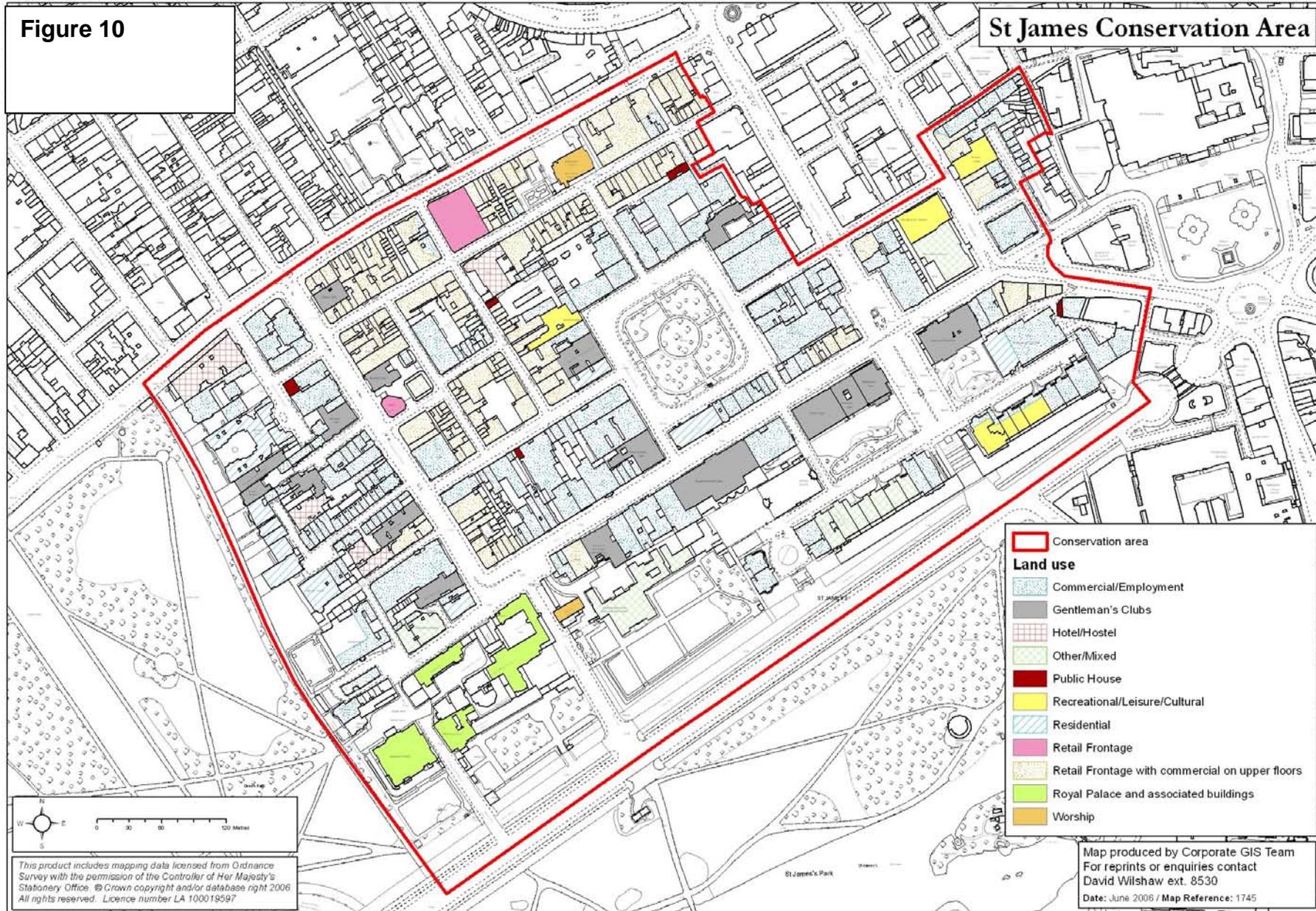
3.86 Retail activities are concentrated in the north of the conservation area. Piccadilly has a variety of retail outlets including Fortnum & Masons and a number of restaurants, and cafes. The main shopping street is Jermyn Street, which is linked to Piccadilly by the Piccadilly and Princes Arcades. Jermyn Street is particularly notable for its specialist retailers. Piccadilly Market has become an established feature of St James's Church courtyard. Here, a mixture of craft stalls provides an active focus off the main Piccadilly thoroughfare. There is also a small café and seating area adjacent to the Church.

3.87 Many of the residential properties in the area have been converted to commercial uses, a prime example being St James's Square, originally residential but now almost entirely commercial. Residential uses are dispersed throughout the area, predominantly located in the smaller side streets. The highest concentration of residential use is to be found in the west of the conservation area in the properties which back on to Queen's Walk.

3.88 The impact of traffic on the area was highlighted as a concern by amenity groups during the consultation process on this document. Whilst this document does not deal specifically with such issues they can impact upon the character and appearance of the conservation area. The most common concern was the impact of one way traffic along Pall Mall on the setting of listed buildings, particularly the Grade I listed St James's Palace.

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 10



NEGATIVE FEATURES

3.89 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.

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

Arlington Street

No 8

No 22 (front elevation)

Babmaes Street

No. 10 & 11 and Car Park (including rear elevation of No. 6 St James's Square fronting onto Apple Tree Yard)

Blue Ball Yard

Nos. 1-3 including No. 9 **Park Place**

Jermyn Street

Nos. 73-76

Nos. 80-84 (hotel rises up as an alien feature in the conservation area)

Nos. 98-99

Nos. 101-105

Pall Mall

Nos. 30-35 Junior Carlton Club (includes No 22 & 22a St James's Square)

Nos. 36-39 Army and Navy Club

St James's Place

No. 24

St James's Street

No 55 & 56

Those negative features of a more cosmetic nature that could be easily rectified include:

Numerous shopfronts have been altered or had inappropriate modern replacements. These include No. 198 Piccadilly.

Any proposal will be judged against policies DES1 and DES9.

DIRECTORY

DESIGNATION AND EXTENSION

CONTENTS:

CITY OF WESTMINSTER TOWN PLANNING COMMITTEE REPORTS ST JAMES'S CONSERVATION AREA

- | | | |
|----|--|---------------------|
| 1. | Preliminary designation | 19th December 1968 |
| 2. | Original designation | 27th March 1969 |
| 3. | First extension | 28th March 1974 |
| 4. | Designation of first extension | 16th July 1974 |
| 5. | Second extension | 12th May 1987 |
| 6. | Designation of second extension | 15th September 1987 |
| 7. | Preliminary designation of Haymarket Conservation Area (Consequential boundary changes to St. James's Conservation Area) | 3rd July 1990 |
| 8. | Designation of Haymarket Conservation Area (Consequential boundary changes to St. James's Conservation Area) | 20th November 1990 |

The following reports are reproduced from original committee reports. Large sections of text that are not relevant (i.e. which relate to a different conservation area are edited out). Text that is of particular relevance to St. James's is boxed by a line.

ST JAMES'S CONSERVATION AREA



CONSERVATION AREA NUMBER 17



ST JAMES'S CONSERVATION AREA

1968-1995, THE EVOLUTION OF THE CONSERVATION AREA

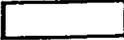
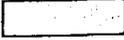
MAP 1 : 1968-1987



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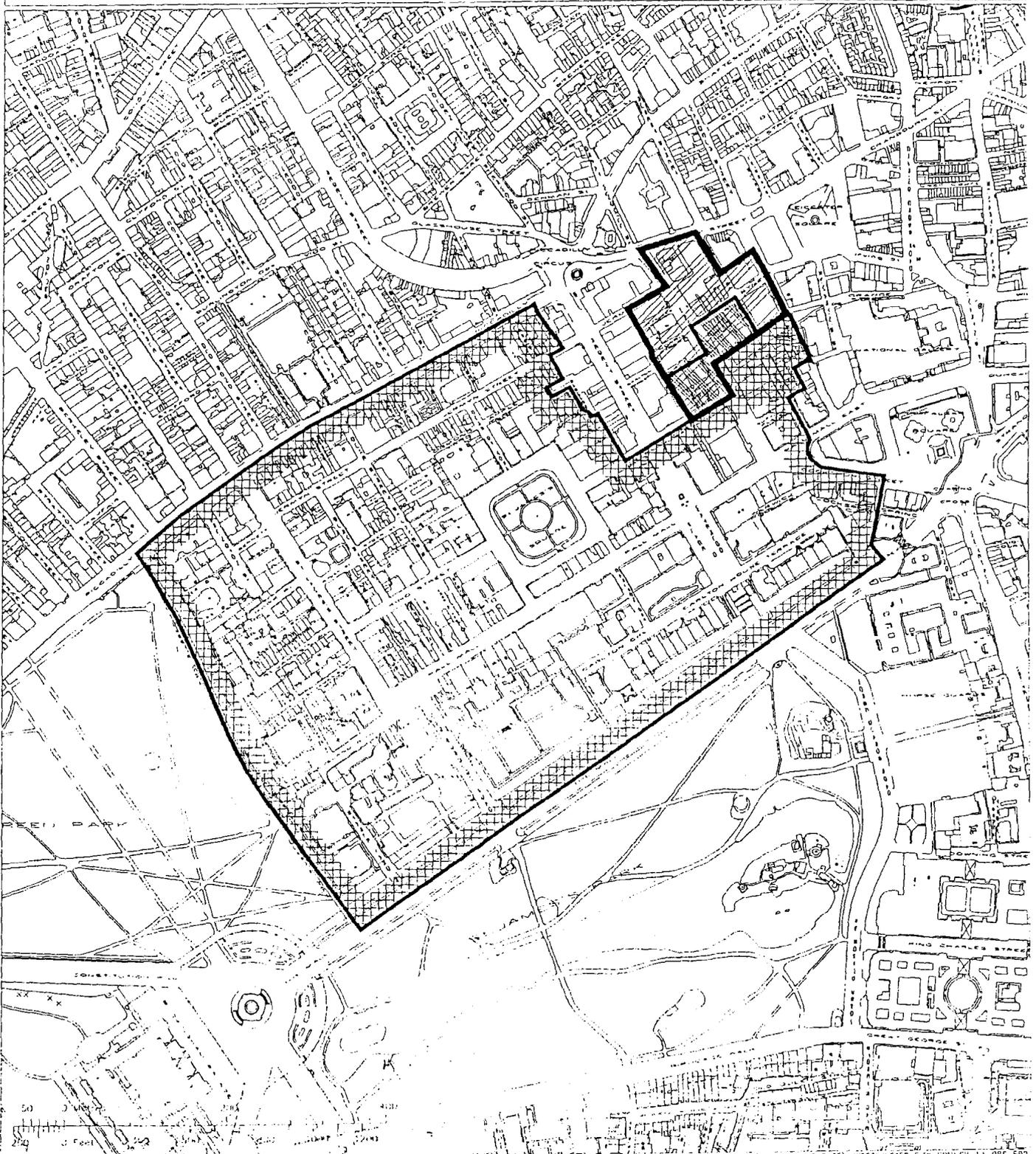
CONSERVATION AREA NUMBER 17

CHANGING BOUNDARIES MAP 1 : 1968-1987

- | | |
|---|------------------|
|  | 1968 DESIGNATION |
|  | 1974 ADDITION |
|  | 1987 ADDITION |



ST. JAMES'S CONSERVATION AREA
 1968-1995, THE EVOLUTION OF THE CONSERVATION AREA
 MAP 2 : CHANGES MADE IN 1990



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CONSERVATION AREA NUMBER 17

CHANGING BOUNDARIES MAP 2 :
 ALTERATIONS MADE IN 1990



AREA OF HAYMARKET C.A. FORMERLY WITHIN ST. JAMES'S C.A.

HAYMARKET C.A. AS DESIGNATED, JUNE 1990.

ST. JAMES'S C.A. BOUNDARY AS ESTABLISHED, JUNE 1990.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 19TH DECEMBER, 1968

ST. JAMES'S CONSERVATION AREA

Report by Director of Architecture & Planning

In accordance with a report accepted by the Committee on June, 29th, 1967 concerning the Civic Amenities Act, 1967, and conservation areas, studies have now been made of the area bounded by Piccadilly, Haymarket, The Mall, and the eastern edge of Green Park.

Development

The Tudor Palace of St. James's was built on the site of a medieval leper hospital, isolated from inhabited areas, and it remained substantially so until the middle of the seventeenth century. The area to the north-east of the Palace, bounded by roads already in existence on the lines of Piccadilly, St. James's Street and Haymarket and by a line somewhat to the south of Pall Mall, was known as St. James's Field. Some building work had been undertaken mainly in the north eastern part of this field during the Commonwealth, but the real drive to develop the area came with the Restoration when Henry Jermyn, Earl of St. Albans, obtained first a lease in 1665 and subsequently freehold of parts of the Field, now St. James's Square and surrounding streets.

St. James's Square, the first of the West End Squares, was certainly being planned in 1662 with the very highest class of town house in mind. By 1684, when the Earl of St. Albans died, the fabric of the area leased or owned by him was virtually completed, and the street pattern has remained substantially unaltered except for the changes attendant on the creation of Lower Regent Street and Waterloo Place. The development tended to be inward-looking and self-sufficient with a few restricted entrances into it from the existing roads; the square was laid out centrally between Haymarket and St. James's Street and somewhat nearer the south than the north boundary of St. James's Field. North of the Square St. James's Church was built across the line of the north exit from the Square; to the north-east a market was established with a number of streets of humbler dwellings. The Parish of St. James was formed in 1685. West of St. James's Street also building took place during the later part of the seventeenth century, not as parts of a coherent development but in smaller parcels.

By its proximity to a Royal Palace the development satisfied a need for accommodation both for officers of the Court and for the Courtiers and was thus assured of success which was given further impetus by the removal of the Court to St. James's after the disastrous fire at Whitehall Palace in 1698. The coffee houses in the area grew rapidly in number and were the centres of political and other discussions: during the eighteenth century many of them were transformed into subscription clubs such as Brooks's, Boodle's and White's, which still survive. Extensive rebuilding was carried out during the eighteenth century, so that, apart from the alterations and additions to St. James's Palace, a number of small partially-reconstructed terrace houses and the reinstated facade of Schomberg House, the only seventeenth century building of consequence to remain is St. James's Church.

Early in the nineteenth century the second phase in the development of the club-life of the area began, much of it involving the rebuilding of the south side of Pall Mall, all on a larger scale; to this period belong the United Service, the Athenaeum, Travellers' and Reform Clubs among others. At the same time Nash's grand conception of a 'Royal Mile' from Carlton House to Regent's Park was taking shape on the ground: Regent Street and Waterloo Place were laid out, many of the smaller streets being cleared away; Carlton House itself, completed less than twenty years before, was pulled down in 1827-9, but the Terraces were constructed in formal symmetry about the new street with the Duke of York's column on its axis.

With the experience of comprehensive planning which the construction of Regent Street gave them and with the example of the great club-houses before them, the Crown Commissioners embarked on a deliberate policy in the later part of the nineteenth century of encouraging larger scale rebuilding by the amalgamation of small sites. This policy brought about the gradual though incomplete elimination of the smaller domestic scale of the streets which were in Crown control, so that apart from the Palace the older parts of the surviving fabric tend to be those which are private freeholds on the south side of Jermyn Street, some of the sites in St. James's Square and St. James's Street and in the streets to the west of the latter.

Until the end of the nineteenth century the area retained its essentially residential and club character with many of the shops providing special and high-class services and goods. The infiltration of office use into the area has occurred principally this century, particularly since 1918. At first the existing buildings were generally converted for office use but increasingly and in particular in the 1930's purpose - built office buildings providing the maximum permitted floor space, replaced many of the fine houses then still surviving.

Existing Fabric

St. James's Palace, basically Tudor with many additions and alterations lies at the south-west corner of the area. Few of the original buildings of the seventeenth century survive; of these and of their eighteenth century successors the most important are St. James's Church (Wren, 1676 - 84), modest terraces of houses on both sides of St. James's Place (C.1680) and at Nos. 8-12 Cleveland Row (C.1700), Marlborough House (Wren, 1709-10), Spencer House (Vardy, 1756-66), Pickering Place (1731), Boodle's Club (1775), Brooks's Club (1777-8) No. 3 St. James's Street (Berry Bros.) and several houses in St. James's Square, especially No. 4 (remodelled 1725, No. 15 (Stuart, 1764-6), and No. 20 (Adam 1775-89).

Of the early nineteenth century buildings a larger proportion survives. Those buildings which are associated with the 'Royal Mile' development form the most important group: Carlton House Terrace, Carlton Gardens, Carlton Mews, the United Service Club (Nash 1827, remodelled by Decimus Burton 1842), the Athenaeum (Burton 1828-30). Travellers' (Barry 1829-30) and the Reform Club (Barry 1837-41): another smaller group is formed by the Theatre Royal (front by Nash, 1821) closing the vista along Charles II Street, with the adjoining buildings and Suffolk Place (1820's) other buildings of note are Bridgewater House (Barry, 1847-9), Lancaster House (Benjamin Wyatt, 1825-6, altered), and the Royal Opera Arcade (Nash and G.S. Repton, 1816-18).

In many cases the present buildings are the third or even the fourth to occupy their sites. Certain characteristics stand out in many of these later buildings; the generosity of design, the care in detailing, and the high quality of materials; while these do not in themselves make good architecture, they have ensured a pervading townscape quality which distinguishes them from

buildings of a similar period and variety in other areas. The streets which particularly enjoy this quality are St. James's Street, Bury Street, to a lesser extent King Street and Ryder Street and the south side of Pall Mall.

A small number of modern buildings which enhance the area deserve mention : Wool House (Louis de Soissons, Peacock, Hodges, Robertson and Fraser, 1966) in Carlton Gardens, for which a Civic Trust Award was given in 1967, the Economist group of buildings between St. James's Street and Bury Street (Peter & Alison Smithson, 1966), Castlemaine House a block of flats between St. James's Place and Green Park (Denys Lasdun 1959-60) and Nos. 44-45 Pall Mall, a small building with excellent modelling and articulation (Ronald Ward and Partners, 1967).

Listed Buildings and Building Preservation Orders

There is a large number of buildings which will be on the proposed statutory list of buildings of special architectural or historic interest, with noticeable concentrations in the southern and western parts of the area and in St. James's Square. The following buildings are the subject of confirmed Building Preservation Orders : Brooks's Club. Bridgewater House Nos. 5, 9-10, 11-12, 13-18, 32 and 33, St. James's Square and Nos. 31 and 32 Charles II Street, the Order on Nos. 13-18 was made by Westminster City Council, the others by the London County Council or the Greater London Council. An Order made by Westminster City Council on Nos. 2-11 (cons), 29, 31 and 39-45 (cons) St. James's Place is awaiting confirmation.

Suggested Conservation Area

The boundary has been drawn in the light of the foregoing comments about development and fabric. It is suggested that its perimeter should include all the buildings facing the Mall and Green Park, all buildings south of Piccadilly between Green Park and Church Place, the buildings in the north corner of St. James's Square, Charles II Street, the Theatre Royal and Suffolk Street, and the buildings west of Spring Gardens, as shown on plan CD.P.0011 attached to this report.

Recommendations

- (1) That the area shown outlined on map No. CD.P.0011 be approved as suitable for Designation as a conservation area, subject to consultation.
- (2) That the Greater London Council be consulted.
- (3) That the Crown Estates Commissioners be consulted.
- (4) That the Civic Trust, the Georgian Society, the Victorian Society and Westminster Architectural Society be consulted.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE -27TH MARCH 1969

DESIGNATION OF CONSERVATION AREAS

ST. JAMES'S CONSERVATION AREA

REPORT BY DIRECTOR OF ARCHITECTURE & PLANNING

On December 19th 1968, the Committee considered a proposal for St. James's Conservation Area, and authorised consultations with the Greater London Council, the Crown Estate Commissioners, the Civic Trust, the Georgian Group, the Victorian Society and the Westminster Architectural Society.

Map No. CD.P.0011 attached to this report shows the boundaries of the area approved by the Committee; a map at larger scale, CD.CO.0014, showing this area, will be on display.

OBSERVATIONS

The following observations have been received:

1. Greater London Council:

The Architect to the G.L.C. has written: "In my view the Royal Parks adjoining the area to the south and west. St. James's Park and Green Park should be included in the proposed Conservation Area..... These two Royal Parks are an important part of the environment of St. James's and the vista from Carlton House Terrace, and mansions such as Bridgewater House. Spencer House, and Wimborne House were designed to take maximum advantage from this open space. In addition, they contain the two "ceremonial ways" associated with the Royal Palaces - the Mall and Constitution Hill"

2. Crown Estate Commissioners:

The Commissioners have written to say that they "have considered the proposal and have confirmed that they will wish to comply with the spirit of the Act so far as Crown Estate property is concerned. In general they see no objection to the boundary of the proposed area".

3. The Civic Trust, the Georgian Group (verbally) The Victorian Society and the Westminster Architectural Society (verbally) have all expressed themselves as satisfied with the proposals.

COMMENTS ON OBSERVATIONS

It is agreed that the two Royal Parks are a very important part of the setting of the St. James's area, but it is not considered that it would serve any useful purpose to include them in the Conservation Area, unlike the case of Regent's Park where the park-land has been included because it contains many buildings and other features which themselves merit inclusion in the Conservation Area.

RECOMMENDATION

That the officers be authorised to carry out the statutory consultations with the Greater London Council and request its comments within two months and, subject to any observations being received within that period, to proceed with the designation (under Section 1 Civic Amenities Act 1967) of the St. James's Conservation Area as shown edged on plan No. CD.CO.0014.

11. St. James's Area

- (i) Report received and recommendation adopted.
- (ii) See report to Council.

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 28 MARCH 1974

JOINT REPORT OF DIRECTOR OF ARCHITECTURE & PLANNING AND CITY SOLICITOR

ST. JAMES'S CONSERVATION AREA - EXTENSION

JERMYN STREET - LISTING AND SECTION 8 DIRECTIONS

1. Various proposals for redevelopment in Jermyn Street, in particular one for the rebuilding of Nos. 88-90 behind existing facades, and the more detailed study of the area have prompted this report.

2. Extension of St. James's Conservation Area

At present, parts of Jermyn Street lie within two Conservation Areas, leaving a small central portion not in either: to the east the Regent Street Conservation Area includes buildings on either side of Regent Street, while to the west the St. James's Conservation Area includes all the buildings west of Church Place and No. 101 Jermyn Street. There is thus a small pocket between the two existing Conservation Areas extending northwards to Piccadilly; it is now considered that this should be included in the St. James's Conservation Area (see plan A attached).

3. 88-89 Jermyn Street - Building Preservation Notices

3.01 A proposal to rebuild behind the facades of Nos. 88-90 Jermyn Street has been refused consent as it was considered that there is too great a risk to the front facade and because it was thought that much more of the fabric of the main part of the houses should be retained; although much altered they date from the first development of St. James's in the late seventeenth Century. No. 90 is already on the Statutory List but the other two are at present only Grade III on the Provisional List and therefore have no protection. The Secretary of State has informed the Council by letter that Nos. 88 and 89 together with

Nos. 93-97 (consec.) Jermyn Street and Nos. 1 and 2 Duke of York Street are of Statutory List standard and will be added to that list in due course, leaving it open for the Council to serve a Building Preservation Notice if they are threatened.

3.02 The applicant has appealed against the Council's refusal on Nos. 88-90 Jermyn Street; it is considered that the pursuit of redevelopment intentions constitutes a threat and therefore it is recommended that Building Preservation Notices be served in respect of Nos. 88 and 89 Jermyn Street and that the Secretary of State be asked to add to the Statutory List these and also Nos. 93-97 Jermyn Street and Nos. 1 and 2 Duke of York Street which are important as part of the group.

4. Jermyn Street - Section 8 Directions

4.01 Jermyn Street was laid out in the 1660's as a minor street on the fringes of the grandeur of St. James's Square. The earliest houses, Nos. 88-90 and 93-96, which have already been mentioned, date from the 1680's. Most sites in the street, however, have been redeveloped at various dates, in many cases more than once. The street is on part of the ground included in the freehold granted in 1665 to the Earl of St. Albans, who was responsible for the development of St. James's Square; it was not, therefore, subject to the policy exercised by the Crown in other parts of St. James's of securing periodic rebuilding with amalgamation of sites. Consequently there are a lot of small sites on the south side of Jermyn Street; the north side has been very much affected by development in Piccadilly and there are, therefore, a number of large sites on that side.

4.02 There is a considerable number of buildings in Jermyn Street which make a valuable contribution to its character. Some of these have the small frontage of the original development, although in most cases they have been rebuilt to a greater height; others are on a larger scale because of amalgamation but nevertheless have an architectural character and richness which is of value. Ormond Yard is also included in the recommendation because its buildings are an integral part of Jermyn Street.

4.03 The following buildings in Jermyn Street within the St. James's Conservation Area and the proposed extension are already on the Statutory List: St. James's Church, Nos.

30, 70-72, 90, 112. It is therefore recommended that Section 8 Directions should eventually be made on the buildings listed in paragraph 4.04. Because of the time and work involved it is not envisaged that Directions will be served immediately. Having secured the Committee's approval, should any of these buildings appear to be endangered in the future, a Direction to take immediate effect could be submitted to the Secretary of State for confirmation, with the Chairman's authority. When there is a less urgent threat, Section 8 Directions will be forwarded directly to the Secretary of State without further reference to the Committee or Chairman.

4.04 (A) Within the existing Conservation Area,

Jermyn Street, 36-40 (consec), 52-63, 77-79, 85-87.

St. James's Street, 36 (part of group Nos. 52-63 Jermyn Street).

Duke Street St. James's. 32 (Part of 77-79 Jermyn Street).

Duke of York Street, 3.

Ormond Yard, 2, 3, 5, 9.

(B) Within recommended extension to Conservation Area,

Jermyn Street, 18-21, 21a, 22, 23, 100, 106, 108, 108a, 109-111, 113.

5. Recommendation

5.01 That the officers be instructed to proceed with the designation of the area shown on plan A and on map CD/P/0018 (to be displayed at Committee) as an addition to the St. James's Conservation Area.

5.02 That Building Preservation Notices under Section 58 of the Town and Country Planning Act 1971 be served in respect of Nos. 88 and 89 Jermyn Street and that the Secretary of State be asked to add these and Nos. 93-97 Jermyn Street and Nos. 1 and 2 Duke of York Street to the Statutory List.

5.03 That the Committee approve the list of buildings in paragraph 4.04 as being buildings which contribute to the character of the St. James's Conservation Area (as extended) and therefore merit Section 8 Directions.

5.04 That Section 8 Directions under the Town and Country Planning (Amendment) Act 1972 be made when necessary as outlined in this report.

F.G. WEST
Director of Architecture and Planning

E. WOOLF
City Solicitor

CITY OF WESTMINSTER

TOWN PLANNING COMMITTEE - 16 JULY 1974

REPORT BY THE DIRECTOR OF ARCHITECTURE AND PLANNING

ST. JAMES'S CONSERVATION AREA - PROPOSED EXTENSION

On the 28 March 1974 a report was submitted to the Committee proposing an extension to the St. James's Conservation Area. This is seen as a logical extension of this Council's conservation policy in the Jermyn Street area and will "plug a gap" that exists between the Regent Street and St. James's conservation areas. The various interested groups have been consulted and a summary of their views is given below.

<u>Greater London Council</u>	The extension is considered to be a logical and welcome step.
<u>The Westminster Society</u>	The proposal is welcomed.
<u>The Georgian Group</u>	No Comment.
<u>Civic Trust</u>	The proposal is welcomed.
<u>The Victorian Society</u>	Did not reply.

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

RECOMMENDATION

That, subject to any observations received from the Greater London Council within the period specified, the officers be authorised to proceed with the designation (under Section 277, Town and Country Planning Act, 1971) of the St. James's Conservation Area Extension.

F.G. WEST

DIRECTOR OF ARCHITECTURE AND PLANNING

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE
COMMITTEE : PLANNING AND DEVELOPMENT
DATE : 12 MAY 1987
REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION
SUBJECT : ST JAMES'S CONSERVATION AREA - PROPOSED
EXTENSION
WARD : ST JAMES'S
BACKGROUND PAPERS : NIL

1. SUMMARY

The St James's Conservation Area was designated in 1969 to cover that area of the City between Piccadilly, Green Park, St James's Park and Regent Street.

Development pressures are now being realised immediately to the east of this existing designation, with notable redevelopment proposals affecting Charles II Street and Orange Street at present. Several buildings of considerable architectural or historic townscape importance are also located within the Haymarket/Orange Street area.

Committee approval is now sought to proceed with consultations on a proposed extension to the Conservation Area, with a view to formal designation as soon as possible.

2. RECOMMENDATION

- 2.1 That the extension to the St James's Conservation Area, as indicated on plan No. CD/CO/0014b (on display) and the attached site plan be approved for consultation purposes, and that consultations be carried out with the Civic Trust, Historic Buildings and Monuments Commission, Victorian Society, Georgian Group, Westminster Society and such other consultees as the Committee directs.
- 2.2 That the results of consultation be assessed and reported back to the Committee to approve the designated Conservation Area as subsequently defined.

3. BACKGROUND

- 3.1 Paragraph 13.50 (ii) of the City of Westminster District Plan sets out the City Council's policy of periodically reviewing its conservation areas and their boundaries. The City Council has a statutory duty to carry out such reviews.

4. PROPOSED EXTENSIONS

- 4.1 The present St James's Conservation Area covers the grand institutional formality of the buildings lining Pall Mall, St James's Square and Lower Regent Street. It also takes in the

mixed use character of Jermyn Street, 62 St James's Street as well as the well-known landmarks of the Ritz Hotel and the 'Economist' building.

- 4.2 This present designation in effect acts as a transitional zone between the largely commercial character of the Mayfair and Soho areas to the north, and the St James's Palace buildings and major institutional and club buildings focusing upon Carlton Gardens and Carlton House Terrace.
- 4.3 Buildings which lie on the eastern fringe of the existing designation and which front onto Haymarket (to the north of the Government Precinct Conservation Area) are not at present covered by Conservation Area status. Recent proposals to redevelop 8 Orange Street (works are now in hand) and 13 Charles II Street have focused attention on this area and its townscape merits. The area's exclusion from existing designated Conservation Areas is now considered to be anomalous.
- 4.4 The building groups which form the component parts of this proposed extension are those centring upon Haymarket, Orange Street and Whitcomb Street:-

Haymarket: the northern section of this major thoroughfare is dominated by modern period redevelopments. The central section of Haymarket contains several buildings of substantial townscape character - notably the Dewars Whiskey and Burberry's buildings dating from the turn of the century and the 1920s 'Cannon' cinema which has a classical Romanesque facade.

Orange Street: this street is narrow and its principal townscape interest lies with the remaining original buildings on its south side - notably an Edwardian period warehouse building and two shop premises with upper floor residential accommodation, typical of the Victorian period.

Whitcomb Street: this has a fine terrace of original Victorian/Georgian period buildings running northwards up to Orange Street on its west side - of an intimate scale with ground floor shops and residential/small office accommodation over. Of note is the Victorian courtyard development of Excel Court.

5. RESOURCE IMPLICATIONS

- 5.1 Experience of other Conservation Area designations or extensions suggests that this relatively small addition to the existing St James's Conservation Area is unlikely to result in a significant addition to the workload of the Development Division - although it should be recognised that the specialist staff involved are always difficult to recruit and under particular pressure when in post.

6. CONCLUSION

- 6.1 The St James's Conservation Area has both a local and national significance in terms of the quality of the townscape included within the existing designation. This proposed extension will take in both important commercial buildings fronting onto Haymarket, a nationally known thoroughfare, and, in Whitcomb Street, the altogether more domestic scale of some of the last surviving Georgian townscape in this part of Soho.
- 6.2 Development pressures being seen in this part of Westminster are now threatening this unique townscape character, therefore the Committee is asked to agree to the proposed extension subject to the normal public consultation procedures.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE
COMMITTEE : PLANNING AND DEVELOPMENT
DATE : 15 SEPTEMBER 1987
REPORT OF : ACTING DIRECTOR OF PLANNING AND
TRANSPORTATION
SUBJECT : ST. JAMES'S CONSERVATION AREA - PROPOSED
EXTENSION
WARD : ST. JAMES'S
BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

- 1.1 At its meeting of 12 May 1987 the Planning and Development Committee agreed in principle to the designation of an extension to the Government Precinct Conservation Area, subject to appropriate consultations. Authorisation to formally proceed with designation is now sought.

2. RECOMMENDATION

- 2.1 That authority is given to proceed with the designation of the area shown on map number CD/CO/00146 (on display and attached as Figure 1) as part of the St James's Conservation Area under the provisions of Section 277, Town and Country Planning Act 1971.

3. BACKGROUND

- 3.1 Consultation letters on the proposed extension to the Conservation Area were sent to the following organisations, giving them 28 days in which to comment:

Victorian Society

The Westminster Society

Georgian Group

The 'Cannon Cinemas', Haymarket

English Heritage Historic Buildings and

Messrs Dewards Ltd, Haymarket

Monuments Commission

Messrs Burberrys Ltd, Haymarket

3.2 The Civic Trust was also informed of the proposal.

3.3 The London Division of English Heritage has no observations to make on the proposal and has noted that it would be pleased to assist in the formulation of any future area-specific policies for the area.

The Honorary Secretary of the Westminster Society has written to advise that it welcomes the proposed extension.

Local Government (Access to Information) Act 1985

Background Papers

1. Note from the Westminster Society dated 29 May 1987.
2. Letter from English Heritage (London Division) dated 1 June 1987.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND DEVELOPMENT

DATE : 3 JULY 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

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. RECOMMENDATION

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:

<u>Proposed Conservation Area Designations/Extensions</u>	<u>Map No.</u>
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 Conservation Area Extension, NW1	VIII
9) Bayswater Conservation Area Extension (Orme Court), W2	IXa
10) Bayswater Conservation Area Extension (Porchester Road), W2	IXb
11) Belgravia Conservation Area Extension, W1	X
12) Stratford Place Conservation Area Extension, W1	XI
13) Molyneux Street Conservation Area Extension, W1	XII
14) Medway Street Conservation Area Extension, W1	XIII
15) Soho Conservation Area Extension, W1	XIV
15a) Soho Conservation Area Extension (Denman Street), W1	XIVa
16) East Marylebone Conservation Area Extensions	XIV
17) Portman Square Conservation Area Extension (Baker Street), W1	XVa
18) Portman Estate Conservation Area Extension (Aybrook Street), W1	XVb
18a) Portman Estate Conservation Area Extension (Marble Arch), W1	XVc
19) Leicester Square Conservation Area Extension, WC2	XXIV
20) Pimlico Conservation Area Extension, SW1	XVII
21) Millbank Conservation Area Extension, SW1	XVIII
22) Mayfair Conservation Area Extension (Park Street), W1	XIXa
23) Mayfair Conservation Area Extension (Avenfield/Brook House), W1	XIXb
24) Mayfair Conservation Area Extension (Old Park Lane), W1	XIXc

25)	Mayfair Conservation Area Extension (Oxford Street/Park Lane), W1	XXIa
26)	Mayfair Conservation Area Extension (Lumley Street), W1	XXIc
27)	Mayfair Conservation Area Extension (Dering Street), W1	XXIIa
28)	East Marylebone Conservation Area Extension, W1	XX
29)	Harley Street Conservation Area Extension (Old Cavendish Street), W1	XXIIa
30)	Harley Street Conservation Area Extension (Oldbury Place), W1	XXIIb
31)	Regent Street Conservation Area Extension, W1	XXIII
32)	Trafalgar Square Conservation Area Extension, WC2	XXIV

3. BACKGROUND

3.1 This report stems from the Planning and Development Committee of 21 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 Councils Unitary Development Plan and is based on a City-wide survey which highlighted remaining in areas of quality or important location which qualifies them for consideration. The designation of canal-side

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 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.

A. New Conservation Areas to Protect Areas of the Traditional Fabric

at:

- (1) Lisson Grove, NW1 (Map I)
- (2) Cleveland Street, W1 (Map II)
- (3) Haymarket, SW1 and WC2 (Map XXIV)

B. New Conservation Areas to Protect Good Quality Housing Estates

at:

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

C. Extensions to Existing Conservation Areas to include Good Quality Fringe Areas

at:

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

D. Extensions to Conservation Areas to cover Prominent Sites

at:

- (15)-(15a) Soho Conservation Area Extensions, W1 (Maps XIV and XIVa)
- (16) East Marylebone Conservation Area Extensions (Map XIV)
- (17) Portman Square Conservation Area Extension (Baker Street),
W1 (Map XVa)
- (18) Portman Estate Conservation Area Extension (Aybrook Street)
(Map XVb)
- (18a) Portman Estate Conservation Area Extension (Marble Arch)
(Map XVc)
- (19) Leicester Square Conservation Area Extension, WC2
(Map XXIV)
- (20) Pimlico Conservation Area Extension, SW1 (Map XVII)
- (21) Millbank Conservation Area Extension, SW1 (Map XVIII)
- (22) Mayfair Conservation Area Extension (Park Street), W1
(Map XIXa)
- (23) Mayfair Conservation Area Extension (Avenfield/Brook House)
(Map XIXb)
- (24) Mayfair Conservation Area Extension (Old Park Lane)
(Map XIXc)

- (25) Mayfair Conservation Area Extension (Oxford Street/Park Lane)
(Map XXIa)
- (26) Mayfair Conservation Area Extension (Lumley Street)
(Map XXIc)
- (27) Mayfair Conservation Area Extension (Dering Street)
(Map XXIIa)
- (28) East Marylebone Conservation Area Extension, W1 (Map XX)
- (29) Harley Street Conservation Area Extension (Old Cavendish Street), W1 (Map XXIIa)
- (30) Harley Street Conservation Area Extension (Olbury Place), W1
(Map XXIIb)
- (31) Regent Street Conservation Area Extension, W1 (Map XXIII)
- (32) Trafalgar Square Conservation Area Extension (Map XXIV)

3.7 Brief descriptions and reason 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.

(2) Cleveland Street, W1 (Map II)

Cleveland Street follows the boundary between Westminster and the London Borough of Camden. It was mostly developed in the last years of the eighteenth century. Although most of the buildings on the Westminster side of the street have since been redeveloped, one short stretch of the street which gives an idea of the original appearance between Carburton Street and Greenwell Street is worthy of conservation area protection.

The block includes a terrace of original houses, Nos. 139-149 (odds incl.) and "The George and Dragon" public house which dates from 1850, all of which are "listed" grade II.

The developments opposite in the London Borough of Camden side of the street are of a similar scale and character.

(3) Haymarket, SW1 and WC2 (Map XXIV)

An area centred on Haymarket has been identified as being of sufficient merit to warrant designation as a new conservation. This area takes in Panton Street and the major part of Haymarket itself, which includes important landmarks, such as the Odeon Cinema and the Carlton Theatre. The proposed area has for reasons of

consistency, included two groups of buildings which were already in designated Conservation Areas, i.e. the corner of Coventry Street/Haymarket (presently, part of the Regent Street Conservation Area) and the corner of Haymarket/Panton Street/Charles II Street (presently part of St. James's Conservation Area). These are proposed to be renamed as parts of the Haymarket Conservation Area.

The area contains several listed buildings, notably 34 Haymarket (Grade II*) which is a fine 18th Century building with an intact interior and an exceptional shopfront. The designation of this area as a conservation area will preserve the ambience and enhance the setting of this historic street and will enable the City Council to exercise careful control over any future redevelopment proposals.¹

¹ Rest of report of no significance to the boundary area of St. James's. See map entitled 'Reduction in St. James's Conservation Area Boundary'.

CITY OF WESTMINSTER

STATUS : FOR GENERAL RELEASE

COMMITTEE : PLANNING AND TRANSPORTATION

DATE : 20 NOVEMBER 1990

REPORT OF : DIRECTOR OF PLANNING AND TRANSPORTATION

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

BACKGROUND PAPERS : LIST ATTACHED

1. SUMMARY

The Planning and Development Committee of 3 July 1990 gave approval in principal 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.

This report therefore:

(1) reports on the consultations undertaken for the proposed designation of new conservation areas and conservation area extension.

(2) reports on matters raised and attends to requests by the Committee:

(i) it confirms that extent of the existing Pimlico Conservation Area boundary as shown on Map of this report.

- (ii) (a) the east side of Claverton Street and the west side of Aylesford Street in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.
- (b) The street block bounded by Lupus Street, Claverton Street and Johnson's Place in the Pimlico Conservation Area rather than the proposed Churchill Gardens Conservation Area.
- (c) The River frontage east of Dolphin Square in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.
- (iii) it reconsiders the proposed designation of a Regency Street/Chapter Street, SW1, Conservation Area Map W.
- (iv) it reconsiders the appropriateness of designating the municipal housing estates identified in Category 'B' of the report as conservation areas.
- (v) it considers designating the whole of Queens Park including the Mozart Estate as a conservation area.
- (vi) it reconsiders the inclusion of the area to the west of Aybrook Street (Map N. XVb) for inclusion in a Portman Estate Conservation Area extension.

(viii) that two areas of the St. James's Conservation Area are included in the proposed Haymarket Conservation Area (Map N. XXIV). The two areas are:

- (a) Haymarket/Panton Street/Oxendon Street/Orange Street
- (b) Haymarket/Charles II Street/St. Albans Street.

- (3) Includes the text of a proposed booklet to be made available to the public in its completed form explaining the nature and extent of control exercised by the City Council within conservation areas.

2. RECOMMENDATIONS

(1) That:

A. Proposed New Areas to protect the traditional fabric at:

	Map No.
(1) Lisson Grove, NW1	I
(2) Cleveland Street, W1	II
(3) Haymarket, SW1 and WC2	XXIV
Dolphin Square	XVII

B. Proposed New Areas to protect Good Quality Housing Estates at:

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

be approved for designation as conservation areas

and that:

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

(8) Dorset Square Conservation Area, NW1	VIII
Bayswater Conservation Area, W2	
(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

and

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

Soho Conservation Area

- | | | | |
|-------|------|--|------|
| (15) | (i) | Oxford Street/Poland Street &
No. 63-77 Oxford Street | XIV |
| (15a) | (ii) | Denman Street | XIVa |

East Marylebone Conservation Area, W1

- | | | | |
|------|------|------------------------------|-----|
| (16) | (i) | Oxford Street/Berners Street | XIV |
| (28) | (ii) | Middlesex Hospital | XX |

Portman Estate Conservation Area, W1

- | | | | |
|-------|-------|---------------------------------|-------|
| (17) | (i) | Portman Square | XVa |
| (18) | (ii) | Aybrook Street | XVb |
| (18a) | (iii) | Oxford Street, Marble Arch | XVc |
| (20) | | Pimlico Conservation, SW1 | XVII |
| (21) | | Millbank Conservation Area, SW1 | XVIII |

Mayfair Conservation Area, W1

- | | | | |
|------|-------|--|-------|
| (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 |

Harley Street Conservation Area, W1

- | | | | |
|------|------|---|-------|
| (29) | (i) | Oxford Street/Old Cavendish Street | XXIIa |
| (30) | (ii) | Olbury Place | XXIIb |
| (19) | | Leicester Square Conservation Area, WC2) | |
| (31) | | Regent Street Conservation Area, SW1) | XXIV |
| (32) | | Trafalgar Square Conservation Area, WC2) | |

be approved for designation as conservation area extensions.

(2) that:

(i) the boundary of the existing Pimlico Conservation Area is noted Map No.

(ii) (a) the east side of Claverton Street is included as an extension of the Pimlico Conservation Area and not as part of the proposed Dolphin Square Conservation Area.

(b) the street block bounded by Lupus Street, Claverton Street and Johnson's Place is included as an extension of the Pimlico Conservation Area rather than the proposed Churchill Gardens Conservation Area.

(c) the river frontage east of Dolphin Square is included as an extension to the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

See Map No.

(iii) the reconsidered and smaller proposed conservation area at Regency Street/Chapter Street be approved in principle as a conservation area and the authority is given to proceed with consultation with local and national societies. The findings of these consultations will be reported back to committee prior to the designation of the area as a conservation area.

(iv) the appropriateness of designating as conservation areas the municipal housing estates identified in Category "B" of this report is agreed.

(v) the designation of the whole of Queens Park including the Mozart Estate as an extension Queens Park Conservation Area is agreed to be inappropriate.

(vi) the area to the west of Aybrook Street (Map No. XVb) is included in an extension of the Portman Estate Conservation Area.

(vii) two areas of the St. James's Conservation Area are included in the proposed Haymarket Conservation Area (Map XXIV). The two areas are:

- (a) Haymarket/Panton Street/Orange Street
- (b) Haymarket/Charles II Street/St. Albans Street

(3) The text of a proposed booklet to be made available to the public in its completed form explaining the nature and extent of control exercised by the City Council within conservation areas be agreed in principle.

3. BACKGROUND

Members will recall the reasoning and description of the proposed conservation areas and conservation area extensions as described in the report to Committee on 3 July, 1990. At that Committee meeting, authority was given for the consultations to commence on the proposed conservation areas and conservation area extensions.

4. RESULTS OF CONSULTATIONS

A schedule of consultees is attached as an appendix at the back of this report.

In addition a notice was printed in all local newspapers on 26 July 1990 inviting comments and giving addresses of local public libraries. Where maps showing the boundaries of the proposed conservation areas or extensions could be inspected.

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

The comments are:

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 & WC2 No comments have been received on this proposal.	XXIV

B. Proposed New Areas to Protect Good Quality Housing Estates

(4)	Fisherton Street Estate, NW1 No comments have been received on this proposal.	IV
(5)	Churchill Gardens Estate, SW1 No comments have been received on this proposal.	V
(6)	Lillington Gardens Estate, SW1 No comments have been received on this proposal.	VI
(7)	Hallfield Estate, W2 The Princess Court Resident's Association found the proposal surprising but raised no formal objection.	VII

C. Extensions to Existing Conservation Areas to Include Good Quality Fringe Areas

(8)	Dorset Square Conservation Area, NW1 No comments have been received on this proposal.	VIII
-----	--	------

Bayswater Conservation Area, W2 at:

- | | | | |
|------|------|-------------------------------|-----|
| (9) | (i) | Orme Court | IXa |
| (10) | (ii) | Porchester Road (three areas) | IXb |

Two replies have been received:

- (a) The Princess Court Residents' Association welcome the proposed inclusion of all three areas in the Bayswater Conservation Area. However they also "very much regret that the Coburg Hotel is not included in the Conservation Area," and hope that consideration will be given for its inclusion.
- (b) The Royal Borough of Kensington and Chelsea responded supporting the proposal to include Orme Court in the Bayswater Conservation Area, being adjacent to the Royal Borough's Kensington Palace Conservation Area.

- | | | |
|------|---|-----|
| (11) | Belgravia Conservation Area, SW1 | X |
| | See Mayfair Conservation for reply from Grosvenor Estates. | |
| (12) | Stratford Place Conservation Area, W1 | XI |
| | No comments have been received on this proposal. | |
| (13) | Molyneux Street Conservation Area, W1 | XII |
| | The Harrowby and District Residents' Association wrote to the City Council querying the extent of the Conservation Area. The Association made no representations against the designation. | |
| (14) | Medway Street Conservation Area, SW1 | XII |
| | No comments have been received on this proposal. | |

D. Extensions to Existing Conservation Areas to Cover Prominent Sites at:

Soho Conservation Area, W1 at:

- (15) (i) Oxford Street XIV
- (15a) (ii) Denman Street XIVa
- The Soho Society welcomes the proposed extensions of the Soho Conservation Area. Additionally they request that the street block bounded by Great Chapel Street, Dean Street, Fareham Street and Oxford Street be considered for Conservation Area designation.

East Marylebone Conservation Area, W1

- (16) (i) Oxford Street/Berners Street XIV
- Two replies have been received:
- (a) The Fitzrovia Neighbourhood Association welcome the proposed extension.
- (b) The Charlotte Street Association welcome the proposed extension.
- (ii) Middlesex Hospital XX
- Two replies have been received:
- (a) The Fitzrovia Neighbourhood Association replied stating that they particularly welcome the inclusion of the Middlesex Hospital in the East Marylebone Conservation Area: "would urge that early attention be given to developing a planning brief for the site in order to inform the Health Authority's consideration of the site".

(b) The North-East Thames Regional Health Authority have verbally stated their broad support for the proposed designation with the reservation that any suitable redevelopment proposal which they present for the City Council's determination will not be adversely affected by the designation.

- | | | | |
|-------|-------|---------------------------|-----|
| (17) | (i) | Portman Square | XVa |
| (18) | (ii) | Aybrook Street | XVb |
| (18a) | (iii) | Oxford Street/Marble Arch | XVc |

No comments have been received on these proposals.

- | | | |
|------|--------------------------------|------|
| (20) | Pimlico Conservation Area, SW1 | XVII |
|------|--------------------------------|------|
- Gerald Eve, Chartered Surveyors, acting on behalf of clients with an interest in Nos. 130-132 Grosvenor Road which is within the proposed conservation area extension.

They make two points:

- (a) They question whether the proposed extension is in fact "mostly contemporary with the rest of the Pimlico Conservation Area".
- (b) They question the statutory capacity of the City Council in designating this area as a conservation area.

- | | | |
|------|---------------------------------|-------|
| (21) | Millbank Conservation Area, SW1 | XVIII |
|------|---------------------------------|-------|

Mayfair Conservation Area, W1 at:

(22)	(i)	Park Lane/Park Street	XIXa
(23)	(ii)	Avenfield and Brook Houses Park Lane	XIXb
(24)	(iii)	Old Park Lane/Hartford 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

Two replies have been received:

- (a) The Grosvenor Estate replied and made several points. They appreciate the capacity of the City Council to designate Conservation Areas under the provisions of Section 60 of the Planning (Listed Buildings and Conservation Areas) Act 1990 but stress that they are committed to preserving and enhancing the Mayfair and Belgravia Estates under their control. They believe that conservation area designation is more appropriate within the context of the City Council's Unitary Development Plan which is currently being prepared, particularly with regard to consultation with interested parties.

The Estate reiterate formally expressed concern about the City Council's interpretation of conservation area policy and requests reassurances that formerly agreed procedures will be adhered to.

With regard to the proposed conservation area boundaries an explanation was requested regarding the inclusion of certain properties and the exclusion of others. The specific example referred to was the inclusion of Brook House, Park Lane which is included and Nos. 455-497 Oxford Street which is not.

(refer to letter of reply from Rosemarie MacQueen).

- (b) Clifford Chance, Solicitors, acting on behalf of their clients MEPC plc wrote objecting to the proposed inclusion of Brook House, within the Mayfair Conservation Area, stating that it appeared that the current conservation area boundary was drawn specifically to exclude this area. MEPC plc believe they will be severely prejudiced if the conservation area boundary is realigned to include the area containing Brook House since they already have a planning application lodged with the City Council.

Harley Street Conservation Area, W1 at:

- | | | | |
|------|------|--|-------|
| (29) | (i) | Oxford Street/Old Cavendish Street | XXIIa |
| (30) | (ii) | Oldbury Place | XXIIb |
| | | No comments have been received on these proposals. | |
| (19) | | Leicester Square Conservation Area | XXIV |
| | | No comments have been received on these proposals. | |
| (31) | | Regent Street Conservation Area | XXIV |
| | | No comments have been received on the proposals. | |
| (32) | | Trafalgar Square Conservation Area | XXIV |
| | | No comments have been received on the proposals. | |

Other Representations:

The Knightsbridge Association made no representations on the proposals, but wrote to thank the City Council for being consulted.

The North West Thames Regional Health Authority, incorporating the views of the Parkside and Riverside Health Authorities stated they had no comments to make.

The National Rivers Authority, Thames Region have no objection to the proposed designations provided there is no restraints on their statutory responsibilities.

5. COMMENT ON CONSULTATIONS

5. Associated Conservation Area Matters Raised by the Committee on 3 July 1990

Whilst discussing the Conservation Area Report in July the Committee raised various associated matters concerning titling boundaries, environmental quality and possible further designations.

(i) Map shows the boundary of this Pimlico Conservation Area, of which the Committee asked to be reminded together with the proposed extensions and the proposed Dolphin Square Conservation Area.

(ii) Map shows proposed conservation extensions attached to different and more appropriate conservation areas than proposed in the July Committee Report.

It includes:

(a) The east side of Claverton Street and west side of Aylesford Street in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

(b) The street block bounded by Lupus Street, Claverton Street and Johnsons Place in the Pimlico Conservation Area rather than the proposed Churchill Gardens Conservation Area.

(c) The River frontage east of Dolphin Square in the Pimlico Conservation Area rather than the proposed Dolphin Square Conservation Area.

(iii) The Regency Street/Chapter Street area has been reconsidered for conservation area status and representations have been received from

ST JAMES'S CONSERVATION AREA LISTED BUILDINGS & STRUCTURES

Arlington Street	Grade
1-3 Arlington Street	II*
4 Arlington Street (Part of the Devonshire Club)	II
5 Arlington Street (Part of the Devonshire Club)	II*
16 Arlington Street (Part of Royal Overseas League) – <i>see 6 Park Place</i>	I
21 Arlington Street	II*
22 Arlington Street (Wimbourne House)	II*
Babmaes Street	
7-9 (consec) Babmaes Street	II
Blue Ball Yard	
9-18 (consec) & 20 Blue Ball Yard	II
Bury Street	
21-24 (consec) Bury Street	II
28-30d (Barclays Bank) Bury Street – <i>Economist Towers group</i>	II*
31-35 (consec) Bury Street <i>see 19-23 (odd) Ryder Street</i>	II
37 & 38 Bury Street	II
Carlton Gardens	
1 Carlton Gardens	II*
2 Carlton Gardens	II*
3 Carlton Gardens	II*
9 Lamp standards Carlton Gardens	II
2 Bollards outside 4 Carlton Gardens	II
Statue of King George VI, Carlton Gardens	II
Carlton House Terrace	
1-9 (consec) Carlton House Terrace	I
10-18 (consec) Carlton House Terrace	I
Duke of York's column and steps, Carlton House Terrace	I
Statue of Lord Curzon, Carlton House Terrace	II
18 Lamp-posts (numbered 1-18) Carlton House Terrace	II
Charles II Street	
25-28 (consec) Charles II Street (<i>No. 24 part of Royal Opera Arcade</i>)	II
29 Charles II Street <i>see 11,12,14,16 and 17 Waterloo Place</i>	II
31 & 32 Charles II Street	II*
Cleveland Row	
8 Cleveland Row	II
9 Cleveland Row	II
10 Cleveland Row	II
11 Cleveland Row	II
12 Cleveland Row	II
Stornaway House, Cleveland Row	II
14 Cleveland Row (Bridgewater House)	I
Terraces and ornamental walls of Bridgewater House on Green Park side	I
8 Lamp standards (numbered 1 & 3-9) Cleveland Row	II
Cockspur Street	
14-16 (consec) Cockspur Street	II
17-19 Cockspur Street	II
20 Cockspur Street	II
Statue of George III, Cockspur Street	II
2 Lamp standards (numbered 2 & 3), Cockspur Street	II
Crown Passage	
23 Red Lion Public House, Crown Passage	II
18 Crown Passage	II

Duke of York Street		
2 Duke of York Street (Red Lion Public House)		II
Duke Street, St James's		
2 & 3 Duke Street, St James's		II
11 Duke Street, St James's		II
Haymarket		
3 Haymarket	<i>part of Nos. 1-4 Suffolk Place (including former No. 3 now part of 6 Haymarket & No 23 Suffolk Place)</i>	II*
4 Haymarket		II*
7 Haymarket		II
The Haymarket Theatre (Theatre Royal)(<i>including 18 & 19 Suffolk St</i>)		II*
80 Haymarket (New Zealand House)		II
Her Majesty's Theatre, Haymarket		I
Jermyn Street		
25 Jermyn Street (<i>formerly 24-27 consec.</i>)		II
30 Jermyn Street		II*
52 & 53 Jermyn Street <i>see 174, 174A & 175 Piccadilly</i>		II
70-72 (consec) Jermyn Street		II
88 Jermyn Street		II
89 Jermyn Street		II
90 Jermyn Street		II*
93 Jermyn Street		II
94 Jermyn Street		II
95 Jermyn Street		II
96 Jermyn Street		II
106 Jermyn Street		II
111 & 112 Jermyn Street		II
King Street, St James's		
1A,1B,1C King Street, St James's		II
21 King Street St James's (<i>see under 10 St James's St</i>)		II
22 King Street, St James's		II
25 King Street, St James's (The Golden Lion Public House)		II
Marlborough Road		
Dean's Residence, Queen's Chapel, Marlborough Road		I
Marlborough Gate, Marlborough Road		II
6 lamp standards, Marlborough Road		II
Boundary Walls to St James's Palace, Marlborough Road		II
Queen Alexandra Memorial, Marlborough Road		I
Queen's Chapel, Marlborough Road		I
Pall Mall		
5B & Royal Opera Arcade, Pall Mall		I
6 Pall Mall (<i>see 7 -9 Waterloo Place</i>)		II
9-12 (consec) Pall Mall (<i>see 11, 12, 14, 16 & 17 Waterloo Place</i>)		II
27 & 28 Pall Mall (<i>including 25 St James's</i>)		II
54 Pall Mall		II
64 & 64A Pall Mall (<i>see 1 & 2 St James's Street</i>)		II*
Marlborough House with enclosing forecourt walls and east service/stable wing		I
67 & 68 Pall Mall		II
71-76 (consec) Pall Mall (Oxford and Cambridge University Club)		II*
77 and 78 Pall Mall		II
79 Pall Mall		II
80-82 (consec) Pall Mall (Schomberg House)		II*
83-85 (consec) Pall Mall		II
89-91 Pall Mall (The Royal Automobile Club)		II*

100 Pall Mall	II
104 Pall Mall (The Reform Club)	I
106 Pall Mall (The Travellers' Club)	I
107 Pall Mall (The Athenaeum)	I
116-119 Pall Mall (consec) (Institute of Directors)	I
120 Pall Mall	II
121-123 (consec) Pall Mall	II
125 Pall Mall	II
Statue of George III, Pall Mall	II
Park Place	
6 Park Place (The Royal Overseas League – including Rutland House and its former gatehouse, No. 16 Arlington Street, and Vernon House to the south) (formerly listed as No. 16 Arlington Street)	I
13 & 14 Park Place (Pratts Club)	II
Piccadilly	
The Ritz Hotel, Piccadilly	II*
Pair of K6 Telephone Kiosks adjacent to Ritz Hotel, Piccadilly	II
157-160 (consec) Piccadilly	II*
161 Piccadilly	II*
162-165 Piccadilly	II
166-173 Piccadilly (Dudley House)	II
174, 174A & 175 & the Piccadilly Arcade, Piccadilly <i>including 52 & 53</i>	II
Jermyn Street	
190-195 (consec) Piccadilly (The Royal Society of Painters in Watercolour)	II
196 Piccadilly (Midland Bank)	II*
Church of St James's, Piccadilly	I
Southwood Memorial in St James's Churchyard, Piccadilly	II
203-206 (consec) Piccadilly (Simpson's)	II*
207-209 (consec) Piccadilly	II
Piccadilly Arcade	
4-24 (even), 3-11 (odd) & 13-23 (odd) Piccadilly Arcade <i>see 174, 174A & 175 Piccadilly</i>	II
Pickering Place	
1-4 (consec) Pickering Place	II*
5 Pickering Place	II*
Royal Opera Arcade	
Royal Opera Arcade <i>including 24 Charles II Street and 5B Pall Mall</i>	I
Ryder Street	
9-15 (odd) Ryder Street (The Eccentric Club)	II
19-23 (odd) Ryder Street <i>including Nos. 31-35 Bury Street</i>	II
22-25 (consec) Ryder Street (Economist Towers group)	II*
St James's Place	
2 & 3 St James's Place	II
4 St James's Place	II*
5-9 (consec) St James's Place	II
10 St James's Place	II
11 St James's Place	II
13 St James's Place	II
14 St James's Place	II
15 St James's Place	II
19 St James's Place	II
20 St James's Place	II
26 St James's Place	II*
27 St James's Place (Spencer House)	I

28 St James's Place	II
29 St James's Place	II
31 St James's Place	II
39-45 (consec) St James's Place	II
3 Bollards, St James's Place	II
7 lamp standards, St James's Place	II
St James's Square	
4 St James's Square	II*
5 St James's Square (Wentworth House)	II*
7 St James's Square	II
Mounting block in front of no. 7 St James's Square	II
9 St James's Square	II*
10 St James's Square (Chatham House)	I
11 St James's Square	II*
12 St James's Square	II
13 St James's Square	II*
14 St James's Square (London Library)	II
15 St James's Square	I
16 St James's Square (East India Sports Club)	II
18 St James's Square	II
20-21 St James's Square	I
25 St James's Square (see 27 & 28 Pall Mall)	II
31A St James's Square	II
32 St James's Square (London House)	II*
33 St James's Square <i>including Nos. 31 & 32 Charles II Street</i>	II*
Statue of William III, St James's Square	II
Summer House to centre of south side of square garden, St James's Square	II
41 lamp standards, St James's Square	II
St James's Street	
1 & 2 St James's Street <i>including 64 Pall Mall</i>	II*
3 St James's Street	II*
4 St James's Street	II
6 St James's Street	II*
10 St James's Street <i>including 21 King Street</i>	II
23-27 St James's Street (<i>Economist Towers group</i>)	II*
28 St James's Street (Boodle's Club)	I
37 & 38 St James's Street (White's Club)	I
39 St James's Street	II
49 St James's Street	II*
50 St James's Street (Devonshire Club)	II
60 St James's Street (Brook's Club)	I
69 & 70 St James's Street (Carlton Club)	II*
74 St James's Street	II*
86 St James's Street (The Constitutional Club)	II
87 & 88 St James's Street	II*
St James's Palace, St James's Street	I
Boundary Wall to Grounds of St James Palace, St James's Street	II
7 Lamp standards along north front of Palace, St James's Street	II
Stable Yard	
Warwick House, Stable Yard	II
Lancaster House, Stable Yard	I
Lancaster House boundary wall and railings, Stable Yard	II
Stable Yard Gate Lodge	II

Apartment 5, St James's Palace, Stable Yard	I
Bollard, Stable Yard	II
Stable Yard Road	
Clarence House, Stable Yard Road	I
Stable Yard Gates, Stable Yard Road	II
4 lamp standards, Stable Yard Road	II
Suffolk Place	
1-4 Suffolk Place	II*
2 lamp standards, Suffolk Place	II
Suffolk Street	
5 Suffolk Street	II*
6 Suffolk Street	II*
6½ & 7 Suffolk Street	II*
8,9 & 11 Suffolk Street	II*
12-14 (consec.) Suffolk Street	II*
16 Suffolk Street (<i>Formerly Nos. 15-17</i>)	II
18 Suffolk Street	I
19 Suffolk Street (Theatre Royal)	I
20-22 (consec) Suffolk Street	II*
23 Suffolk Street (<i>see 1-4 (consec.) Suffolk Place</i>)	II*
5 lamp standards, Suffolk Street	II
The Mall	
Lamp standards, The Mall	II
Warwick House Street	
1 Warwick House Street (The Two Chairmen Public House)	II
Waterloo Place	
7-9 (consec.) Waterloo Place <i>including 6 Pall Mall & 25-28 (consec.) Charles II St.</i>	II
11,12,14,16 and 17 Waterloo Place <i>including 9-12 (consec.) Pall Mall & 29 Charles II St</i>	II
The Guards Crimean War Memorial, Waterloo Place	II
2 lamp standards flanking Crimean War Memorial, Waterloo Place	II
Lamp standard on south end of Crimean War Memorial, Waterloo Place	II
Statue of Florence Nightingale	II
Statue of Lord Herbert of Lea	II
Institute of Directors, Waterloo Place	I
The Athenaeum, Waterloo Place	I
2 Mounting Blocks on kerbs outside south east and south west corners respectively of the Athenaeum and the Institute of Directors	II
Statue of Sir John Fox Burgoyne, Waterloo Place	II
Statue of Sir John Franklin, Waterloo Place	II
Duke of York column and steps, Waterloo Place	I
Statue of Lord Lawrence, Waterloo Place	II
Statue of Sir Collin Campbell, Lord Clyde, Waterloo Place	II
Statue of Captain Robert Falcon Scott, Waterloo Place	II
Statue of King Edward VII, Waterloo Place	II

OTHER DESIGNATIONS

Adjacent conservation areas

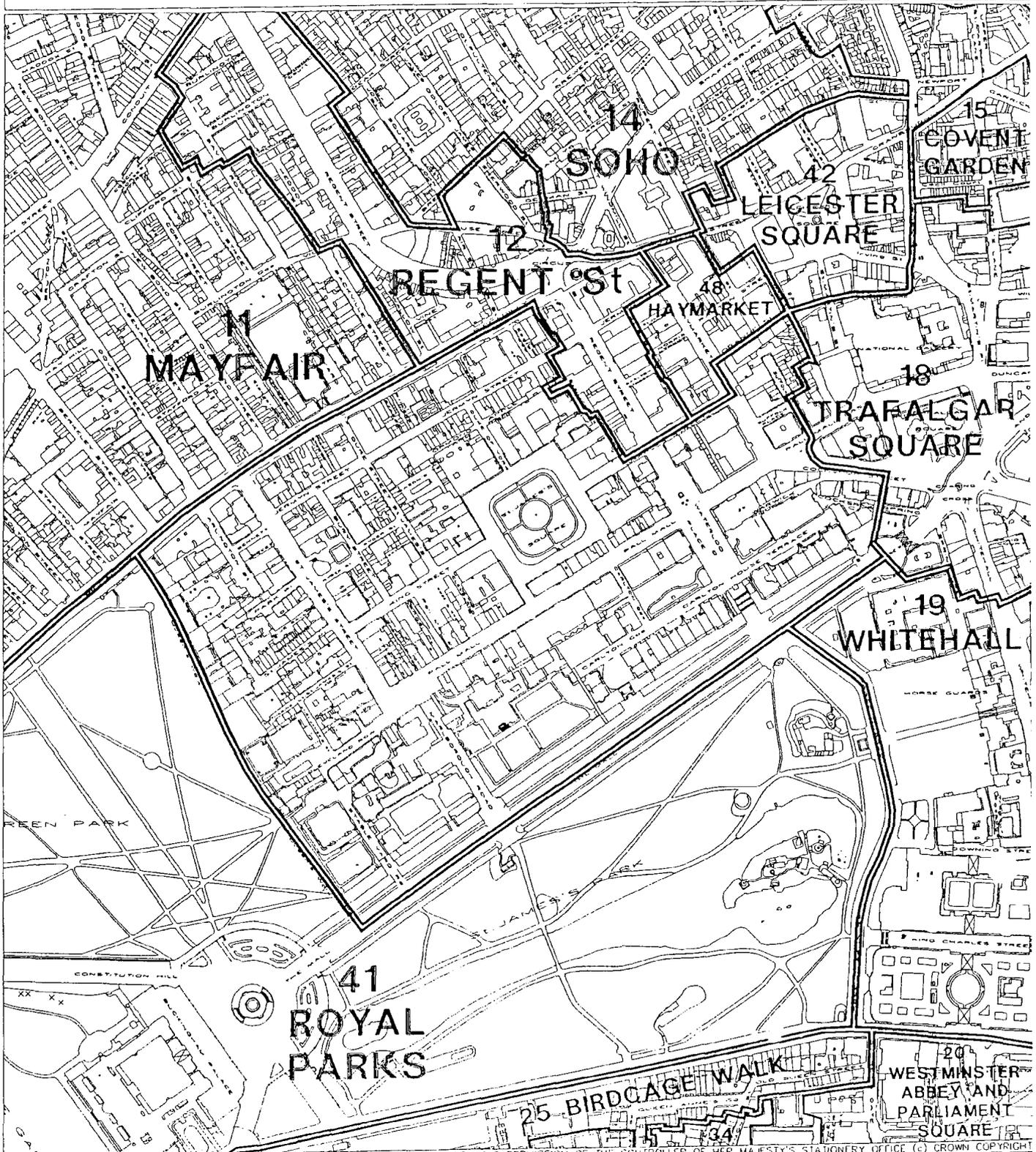
Strategic views

Areas of archaeological priority

Article 4 directions

Regulation 7 direction

St.JAMES'S CONSERVATION AREA ADJACENT CONSERVATION AREAS



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CONSERVATION AREA NUMBER 17

Scale - None



1 Map made by Ian Hembury
 Acadname: LOWCAB17.dwg TA
 Date: 06 Oc 95

*Adjacent Conservation Areas -
 the following conservation areas adjoin this conservation area:
 REGENT STREET (12), HAYMARKET (48), TRAFALGAR SQUARE (18),
 WHITEHALL (19), ROYAL PARKS (41), MAYFAIR (11).*

St.JAMES'S CONSERVATION AREA STRATEGIC VIEWS



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CONSERVATION AREA NUMBER 17

Scale - None

STRATEGIC VIEWS CROSSING THIS CONSERVATION AREA:

Two strategic views cross the site:

The view from Primrose Hill to the Palace of Westminster crosses the eastern rim (A).

The view Parliament Hill to the Palace of Westminster skims the eastern boundary (B).

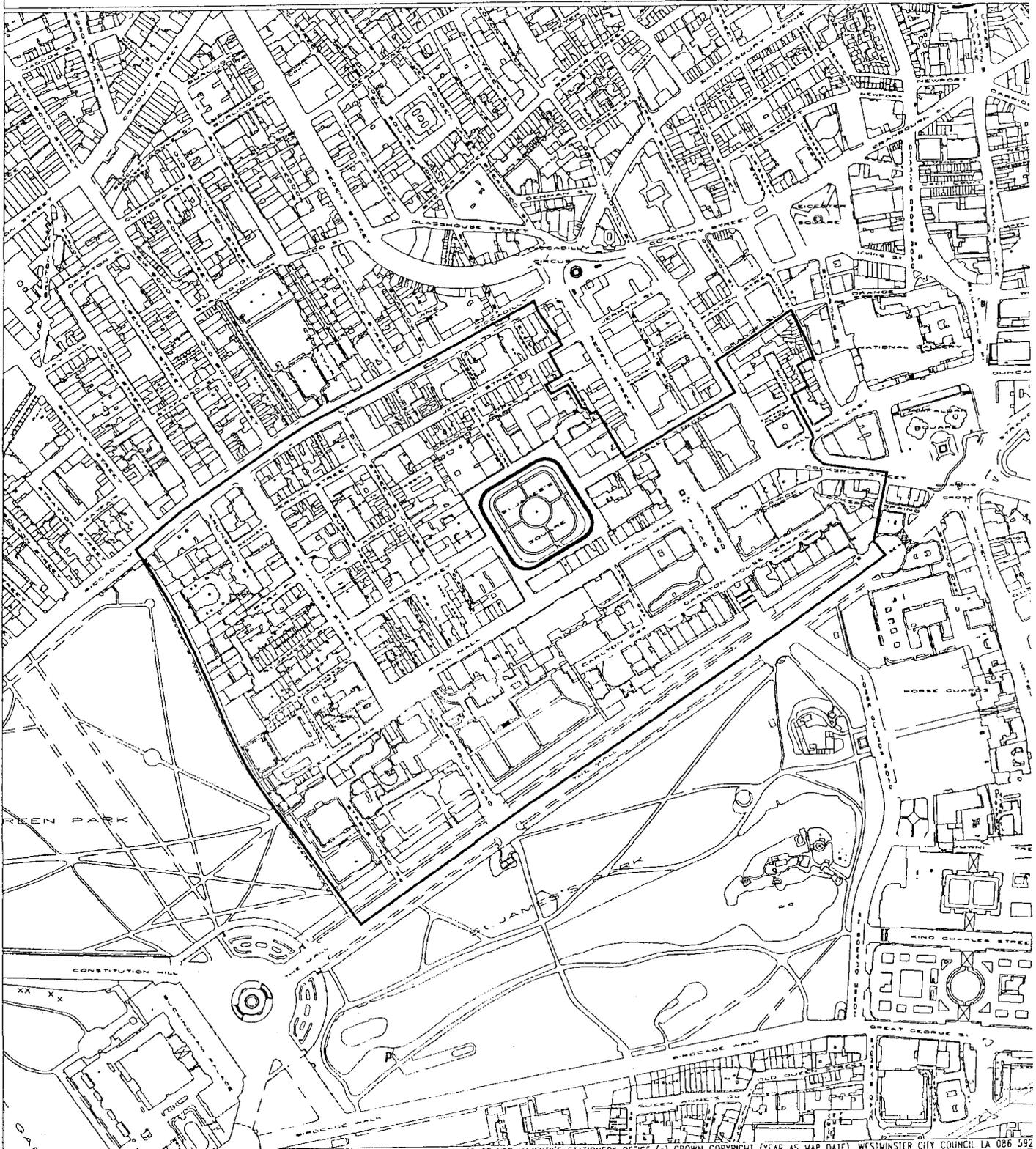
Height Limitation Area indicated thus: ————

Wider Setting Consultation Area indicated thus: - - - -



1 Map made by Ian Hembury
Acadname: LOWCAB17.dwg TL
Date: 06 Dec 95

ST. JAMES'S CONSERVATION AREA REGISTER OF HISTORIC PARKS AND GARDENS



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CONSERVATION AREA NUMBER 17

Scale - None

Register of Historic Parks and Gardens -

the Register has been compiled by the Historic Buildings and Monuments Commission for England to identify and safeguard gardens and parks which by reason of their historic layout, features and architectural ornaments make them of special historic interest. Although no statutory controls follow from the inclusion of a site on the register the effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application.

The registered garden shown here, and described overleaf, is St. James's Square - registered Grade II.



GREATER LONDON

ST JAMES'S SQUARE

CITY OF WESTMINSTER

TQ2980

II

G1004

C17 public square and gardens, developed and modified in C18, C19 and C20, C.2ha.

St James's Square enclosed c.1663 for Lord St Albans, given formal basin and railings c.1727, and given trees and plants, with modified layout, in C19, early C20 and in 1970s.

The C18 formal layout was by Charles Bridgeman, and comprised a central circular pool, with gravel walk, octagonal railing and eight obelisks, surrounded by extensive paving. In the centre of this basin was set in 1807 an equestrian statue of George III, by John Bacon the Younger, possibly to the design of his father. John Nash was called in to redesign the garden in 1817-18 with curving walks and shrubbery round the basin. His plan was carried out, with addition of a temple-summerhouse (by Nash, 1822) beside the south entrance. In 1854 the basin was filled in, leaving the statue of George III at the centre of the garden. From 1909-10 the garden was restored and replanted, and again in later C20, with present (1987) gates and railings added by 1974, and planting plans by John Brookes.

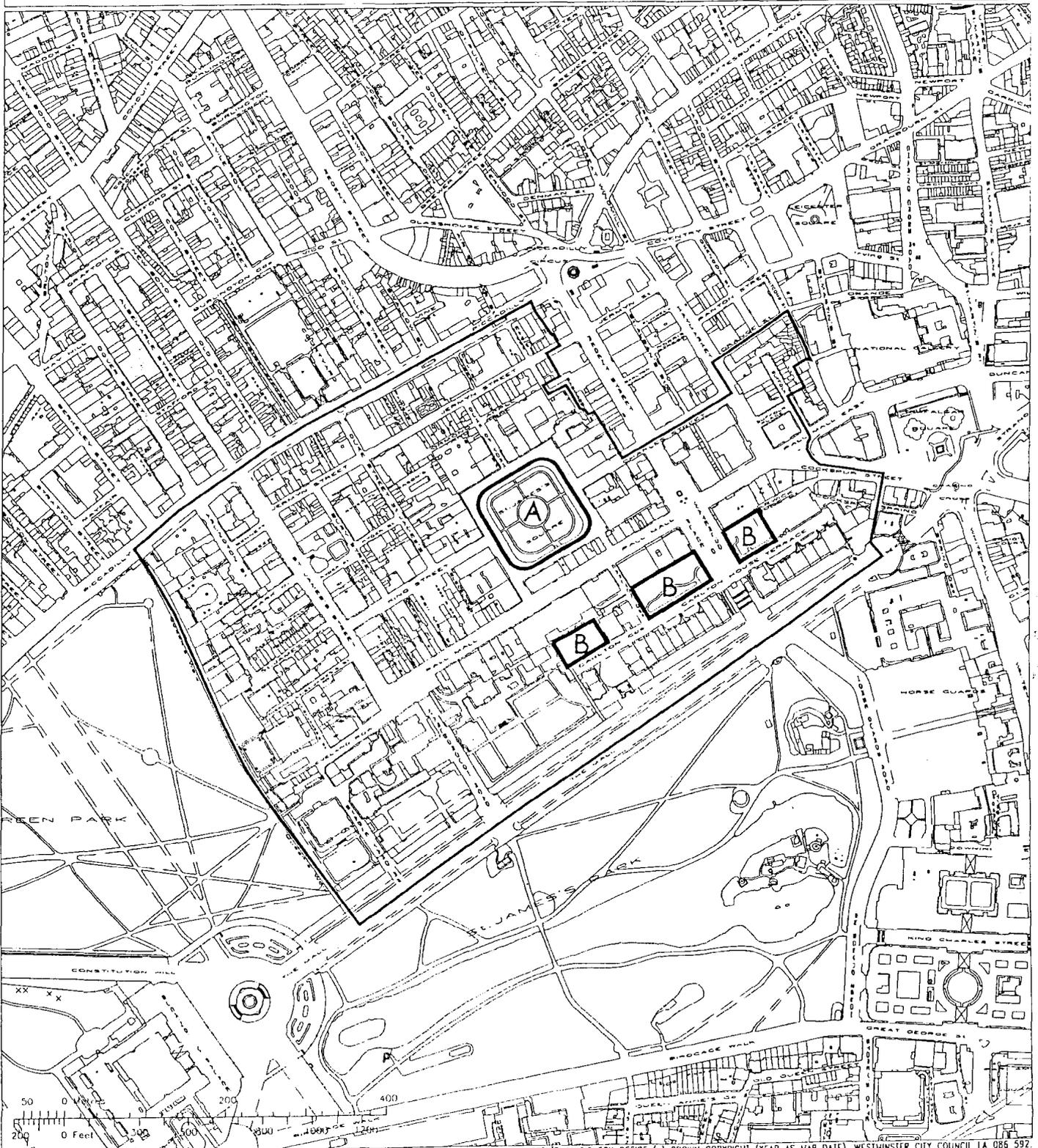
Present layout is cruciform, within a square railed site, with entrances at the centre of the north, east and south sides. Mixed shrubbery within boundary railings, enclosing peripheral path round four quarters of lawn, with numerous mature planes. Central statue is flanked by four obelisks (from c.1727 layout), surrounded by low shrubbery, bedding and rosebeds.

Cecil E, London Parks and Gardens, 1907, 223-226. Chancellor E B ,

The History of the Squares of London, 1907, 80-105. Forrest D, St James's Square, 1986.

Pevsner N, rev Cherry B, London I, 1985, 644-647.

ST. JAMES'S CONSERVATION AREA LONDON SQUARES PRESERVATION ACT



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 086 592

CONSERVATION AREA NUMBER 17

Scale - None

London Squares Preservation Act, 1931 -
 this Act was introduced to provide for the preservation of certain squares, gardens and enclosures of London. The existence of which was considered to be of great benefit by reason on the amenities provided and by reason of the advantages to health afforded. The provisions of the Act are to ensure the use of the squares only as ornamental garden pleasure grounds or grounds for play, rest or recreation and to prevent any building or other structure or erection on or over any protected square except such as may be necessary or convenient for or in connection with the use and maintenance of the squares for the authorised purposes. **Protected squares shown here are St. James's Square (A) and Carlton House Terrace Gardens (B).**
 N.b., Carlton House Terrace Gardens exempted from provisions of the Act, being in Crown ownership at the time of the Act.



1 Map made by Ian Hembury
 Acco: LONCA317.dwg TS
 Date: 24 Nov 95

ARCHAEOLOGICAL PRIORITY AREA

The east side of Suffolk Street lies within the Lundenwic and Thorney Island area of special archaeological priority.

ARTICLE 4 DIRECTIONS

There are no Article 4 directions affecting this conservation area

REGULATION 7 DIRECTION

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

PUBLICATIONS

Design Briefs and Guidelines
Further reading.

General Policies and Design Guides Relating to ST JAMES'S

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.

General Reading Relating to the History and Character of St James's

1. Prospect of Westminster - Chapter 8 *Westminster City Council
1989*
2. The Buildings of England - London Volume 1 *Cherry & Pevsner 1973*
3. The London Encyclopaedia *Weinreb & Hibbert 1993*
4. St James's London *Joan Glasheen 1987*
5. The Map of London from 1746 to the Present Day *Andrew Davies 1987*
6. *Georgian London* *Summerer*

Translation Service

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

Spanish

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

French

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

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

Chinese

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

Bengali

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

Arabic

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

Farsi

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

Serbo Croat

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

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

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