

# The St. James's Conservation Trust

## A Review of 2023

Edition 27









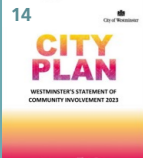


The Coronation of His Majesty King Charles III, 6 May 2023



# A MESSAGE FROM OUR CHAIRMAN ANDREW LOVE



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The Coronation of King Charles III, together with Queen Camilla at Westminster Abbey on 6 May 2023, was a landmark in the history of our country. This new era follows the passing of our beloved Queen Elizabeth II and her record-breaking devotion to the Nation's service and royal duty. Historic St. James's and its Palace played a part of our royal traditions and heritage and are a reminder of the importance of our St. James's Conservation Trust to preserve the lasting ethos of the area.

The Trust promotes high standards of planning and architecture in the area and secures the preservation, protection, development and improvement of features of historic or public interest. It aims to maintain the character and atmosphere of St James's, with its social fabric, collection of ancient shops and private members' clubs, and to educate the public in the district's geography, history, natural history and architecture.

To meet the Trust's responsibilities, collaboration with all those involved in proposals for change, is a continuing part of our voluntary and professional advisors' work. For this reason, the Trust has approached the new administration of the City of Westminster, our three continuing Ward Councillors and their Officers, together with other local interests, such as the majority landowner representatives of the Crown Estate for meetings. This engagement has been much needed, to reinforce a mutual understanding of the risks and opportunities for historic St. James's, of overseeing the heritage value and standards for the highest quality of new developments, public realm improvements and sensitive land uses.

This Review has therefore illustrated (page 8 & 9) one recent, high-profile site and development proposal, where the Trust has had to take the very rare decision, over the last 25 years, of making a formal planning objection. This was based on three pre-application presentations and discussions with the client and design team which, as a collaboration exercise, sought (without success) to amend design aspects which would more closely meet the Trust's local quality principles, views and aims. The Westminster City Council's Planning Committee will hopefully not grant consent, without major changes to align better with the historic character of St. James's Square and district.

The Trust has also had to address and comment on highways issues arising from ongoing temporary E-Scooter trials across the central London boroughs from July 2021. In June 2023, consultation of another expanded, temporary trial in St. James's was notified, comprising three private operators of eight sites for drop-off and pick up bays, for shared use of both E-Scooters and Dockless E-Bike hires. The Trust comments of the first trial period led to only two sites, which have been monitored by our professional advisors and are deemed a major safety hazard and have a negative impact on the Special Policy Area of St. James's, its Conservation Area and the settings of historic listed townscape and landscapes. The Trust advisors Mr Heath and Trustee Mr Martin Low rapidly had to deliver a detailed objection report by 8 August 2023 (see extract pages 6 & 7), based on the continuing evidence of breaches of existing highways codes, road safety risks and illustrations of the poor management of sites with examples of dumped E-Scooters and Dockless Bike Hires.



King Charles III and Queen Camilla

A much better consultation and planning proposal and outcome, which the Trust has always applauded, has at last meant that Sir Christopher Wren's St. James's Church (and Churchyard) repairs and major improvements have been granted planning consent. These civic, cultural and religious improvements of course depend on the multi-million pounds required to implement and so fundraising challenges continue, as they do also for the Trust and all public and private budget needs in the area.

AtkinsRealis produced a Trust report (available on our website) in March 2022 on: "An Audit of Roof Terrace Issues in St. James's", which included building height increases and issues of concern. Since our report, this desire for useable roof terraces, often with extra storeys on historic existing or as part of new large developments in St. James's, has continued, with a growth in numbers of new planning applications. The Trust assesses responses in each case, considering benefits and negative impacts of proposals on the area.

It is with great sadness to report this year the passing of our Trustee, John Bodie on 30 September at the age of 93. He was the senior partner of DE&J Levy (now Levy Real Estate) from 1972 to 1998. John was actively involved in charity work being a vice chairman of the Development Trust of the National Museums Liverpool, and our Trustee of the St James's Conservation Trust, an area he held very dear. He was educated at Bradfield College and was a governor for



Red Arrows fly over The Mall for the Coronation of King Charles III



The gilded State Coach with King and Queen returning to Buckingham Palace.

many years and a contributor to the Bradfield Foundation. In 2002 he received an OBE for his charitable work.

In happier news we announce a new Trustee has agreed to join us Vice-Admiral Sir Tim Laurence (page 12). His distinguished range of relevant skills and expertise includes roles in Property Asset Management, regeneration projects and as Chairman of the English Heritage Trust (2015-2022). In welcoming our newest Trustee, I use a most appropriate credential for our continuing aims, in a quote from one of Sir Tim's many newspaper articles (dated 29/12/2022):

"...We'd all lose out if our heritage crumbled away..."

The support for the St. James's Conservation Trust Fundraising, to protect our area, was once again boosted by the magnificent efforts of all our Trustees, local businesses and ticket paying visitors, with the return of the "Summer in The Square Garden Party" on 28 June 2023. I would remind all readers of this review that we are dependent on charitable donations in order to achieve our aims of ensuring St. James's remains a place of historical interest without architectural designs that demean the area.

## Letters to the editor

The Trustees would welcome letters or emails, with comments or ideas from readers concerning the history, architecture, commerce and social life of St. James's, for inclusion in future Newsletters.

Send your letters to The Trust Architect/Planner, care of AtkinsRealis.  
**Peter Heath RIBA MRTPI**, Design Director, Nova North, 3rd Floor,  
 11 Bressenden Place, London SW1E 5BY  
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**www.stjamestrust.london**



# THE TRUST'S FUNDRAISING GARDEN PARTY IN THE SQUARE



St. James's Trust Chairman, Andrew Love, Deputy Chairman with Virginia Chichester, welcome the visitors and thank the organisers and supporters.

On June 28 this year, the Trust finally felt able to revive the very popular Summer Garden party, which, due to the pandemic had not taken place for five years. The event benefited enormously from the generous sponsorship of the Crown Estate, the Heart of London Business Alliance and Scotch of St James's as a result of which the Trust was able to put on a splendid evening that showcased the unique and very special qualities of the area. As in the past we were so grateful for the support and generosity of the principal hotels, restaurants and clubs who provided a wonderful variety of food and drinks for the guests. Live music from three separate bands played throughout the evening and a enjoyable raffle took place, hosted by actor and comedian Charlie Higson.

Craft shops across St. James's displayed their wares and all of this in the beautiful surroundings of St James's Square. The Trust was delighted to be back reinvigorating the community spirit which is so important to those who live and work in St James's. As a result of the evening, a significant sum was raised from the 600 visitor tickets sold and the raffle, which will enable the Trust to continue its work to protect and enhance the area.



The St. James's Conservation Trust stand and the administrator Mary Duffy (left), Chairman's assistant Susie Theobald (right) and helper provided information and copies of the Review of 2022.



Trust advisor, Peter Heath (left) mingles with the colourful crowd.



Chelsea Pensioners were among the glamorous guest visitors.



The Piccadilly based, British Academy of Film & Television Awards (BAFTA) HQ (recently an award-winning Crown Estate improvement project), provided a stage backdrop for visitors' photographs. Shown here is the Heart of London Business Alliance team, with their CEO Ros Morgan dressed to match the red carpet!



The main stage provided live music from three separate bands who played throughout the evening.

Look out for St. James's Square's major event in 2025 : the 300th anniversary of the 1725 Act of Parliament, which helped establish the quality of management and maintenance by the St. James's Square Trust of the beautiful gardens as an oasis at the heart of the area.



# HIGHWAYS OBJECTIONS

## ST. JAMES'S CONSERVATION TRUST LAUNCH NEW E-SCOOTER AND BIKE HIRE REPORT

### THE TRUST REGRETFULLY OBJECTS...

The St. James's Conservation Trust's main workload is monitoring changes and commenting on positive improvements but also proposals that may negatively impact the unique character of the historic area.

Over most of the Trust's 25 years there have been many good improvements and relatively few, formal objections. Out of the 100s of annual consultations made available to the Trust's advisor on significant planning applications, highways issues, traffic management changes and licensing of premises conditions, it is rare if engagement between the Trust and the applicants does not solve issues.

In the last two years the Trust has had to try to address issues of a number of potentially insensitive, new building developments with ever increasing commercial growth via rooftop heights aimed at "improved occupier viability and well-being". At street level too, the Trust has pointed out evidence that E-Scooters and E-Bikes are a misplaced, transport improvement innovation in historic St. James's. The result of the trials is creating increased physical and visual clutter, unsafe for pedestrians and vehicles.

The Trust's last resort actions of objections to the local planning and highways authorities have been made on material grounds that breach existing policies and the principles set out by the Trust. These include controls for quality design, highway safety and townscape and landscape enhancements, which apply to St. James's Special Policy status, Conservation Area and the many Listed Buildings and settings of the historic area. This Review illustrates the sites and issues of concern, current at the time of writing, in particular for No. 1 St. James's Square's enlarged offices (pages 8/9) and the 8 new proposed commercial E-Scooter and shared Dockless Bike Hire Bays, promoted as "active travel" across trial areas in Westminster and central London.

Below : Images showing the untidy official sites and spawling safety risks of dumped commercial operators bikes for hire.



14/11/2023



17/1/2023



1/3/2023

Top and above right : Photos showing the random dumping of bikes on footways, adjacent historic buildings and places, not defined by highways regulations and breaching operators' codes of practice for collection.



14/11/2023



14/11/2023

#### The St James's Conservation Trust

1. This paper comments on the proposals that Westminster City Council is consulting upon through an experimental traffic regulation order due to be made under section 9 of the Road Traffic Regulation Act 1984 to introduce New E-Scooter and Dockless Cycle Hire Bays.
2. The St James's Conservation Trust has an interest in eight of the proposed sites: 43, 79, 80, 121, 147, 153, 254 and 255 and objects to all of them.
3. The delegated authority report considered by the Transport Officer, City Highways, City Management and Air Quality and the Head of Parking, City Highways, City Management and Air Quality and agreed by them both on 21 July 2023 makes no reference to any road safety audits having been done or to be undertaken or to the Dockless bike share code of practice For Operators in London published by Transport for London in September 2018 or to a detailed operations plan specifying how the scheme will comply with all of the requirements contained in the code of practice.

Martin Low requested a copy of the road safety audits that he assumed would have been undertaken as a normal requirement of all highway authorities. These have not been provided and it is essential that they are undertaken before the experimental traffic order is made if they have not been undertaken already and that the designer for each site considers any comments or recommendations made by the road safety auditor. Hopefully that process will result in a revised set of proposals.

The St James's Conservation Trust would like to see a copy of the detailed operations plan for each operator specifying how their schemes will comply with all of the requirements contained in the code of practice.

**Dockless bike share code of practice For Operators in London September 2018**

6. The introduction to the code of practice published by Transport for London makes it clear that safety is an important consideration.



Site 80 Carlton House Terrace



Site 79 St. James's Square



Site 43 Charles II Street



Site 153 St. James's Street (south)



Site 121 Piccadilly (east)



Site 254 St. James's Street (east/mid)



Site 147 Piccadilly (west)



Site 255 St. James's Street (north)

7. Paragraph 1.3 states: "Alongside this, streets must be made more accessible for those who prefer to walk, especially children and older and disabled Londoners. Safety remains our primary objective and it is our duty to protect the rights of the public to use and enjoy the Capital's highways and footways. **Dockless Bicycle share schemes must work for everyone without impacting, or causing a Danger to, other road users.**"
8. The St James's Conservation Trust considers that some of the proposed sites will have an adverse impact on pedestrians. In the area of direct interest to The St James's Conservation Trust there are eight sites:

Ward	Road	Zone	Footway/ Carriageway	Site ID	Drawing No.
St. James's	Carlton House Terrace	E	Carriageway	80	8010/E/080
St. James's	Charles II Street	E	Carriageway	43	8010/E/043
St. James's	Piccadilly*	E	Footway	121	8010/E/121
St. James's	Piccadilly*	E	Footway	147	8010/E/147
St. James's	Piccadilly*	E	Footway	79	8010/E/079
St. James's	St. James's Square	E	Carriageway	153	8010/E/153
St. James's	St. James's Street	E	Footway	254	8010/E/254
St. James's	St. James's Street	E	Carriageway	255	8010/E/255

\* On the boundary of the area of interest

9. The drawings are appended to this note with comments on these eight sites and pictures taken by Google and my colleague Peter Heath.
10. Section 3 of the code of practice provides some definitions.
11. Paragraph 3.8 defines Nuisance as follows:
12. "Nuisance means an act, omission, situation or practice that materially affects the reasonable comfort and convenience of the public."



Above and right : Extract pages of the Trust's 50 Page Consultation Response report of objections, illustrating monitoring evidence of poorly managed bikes sites and technical highways regulation breaches.



# PLANNING HIGHWAYS AND LICENSING

## Consultations, Objections and Consents Updates (current at time of writing)

This outline review of applications and illustrations demonstrates the continuing high level of activity for the Trust in monitoring and responding to planning and licensing applications in the area. The majority of pre-application team discussions with the Trustees, advisors and the developers has been helpful. Unfortunately, some of the results, based on the evidence by the Trust in consultations, as pointed out in this Review, have not always brought about compliance with the Trust's publicly accessible quality of design recommendations, principles (www.stjamestrust.london) and even policies of the strategic London and the local authorities.

- ▶ **The late-night economy** : 'Westminster After Dark' Survey and consultation.
- ▶ **Statement of Community Involvement** : Westminster City Plan.
- ▶ **The Future of Regent Street and Oxford Street** : Consultations.
- ▶ **Shared Bay E-Scooter and Dockless E-Bike Hire** : Unsuccessful Objection.
- ▶ **Flagpoles and signage on Piccadilly frontage** : Successful Objection.
- ▶ **Tables, Chairs and ice cream features on Piccadilly** : Successful Objection.
- ▶ **1 St. James's Square** : Objection pending.
- ▶ **Aura/Mistress of Mayfair Club – Licensing** : Objections Pending.
- ▶ **Utilities Cabinet on Piccadilly** : Objections lodged/pending.

## Consented schemes/revisions/pending – uncontested :

- ▶ 180 Piccadilly French Railways Building Rooftop revisions.
- ▶ Saville House Piccadilly proposals application.
- ▶ 20 Carlton House Terrace progress/minor revisions.
- ▶ 64 St. James's Street – minor application adjustments.
- ▶ Ryders Court rooftop terrace proposals.
- ▶ Waterloo Place – road safety schemes.
- ▶ The Ritz Hotel consented phases.
- ▶ Roof Height Increases and Roof Terraces – Audit Update : Trust continuing monitoring.
- ▶ The Crown Estate's helpful Consultation Materials, with amendments to consented scheme phases :
  - ▶ St. James's Market Phase 2 (see extracts right).
  - ▶ 33-35 Piccadilly - pending.



Photos of existing and proposed acceptable developments: Norfolk House site (left), St James's Market – Phase Two (right).

Opposite page: unacceptable proposed development at No. 1 St James's Square proposal.

## Newsletter

ST JAMES'S MARKET PHASE TWO



June 2023



The Crown Estate is soon to be submitting proposed minor amendments to its existing permission for St James's Market Phase Two through a planning application to improve the environmental performance of the building.

In this newsletter, you will find:

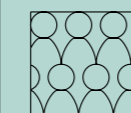
- P2 - The planning history of St James's Market and details about the site.
- P3 - The design amendments we are planning to improve the sustainability and carbon performance of the designs.
- P4 - Details of how to comment on our plans and how to get in touch with the project team.

## Next steps



North west view from Haymarket

We will soon be submitting these amendments as part of an amended planning application to Westminster City Council. You can share your comments with us now, and you'll also be able to share any further comments with the Council once our application is submitted.



### GET IN TOUCH!

If you have any comments or queries on our proposed amendments, please do not hesitate to contact us:

Email [stjamesmarketp2@londoncommunications.co.uk](mailto:stjamesmarketp2@londoncommunications.co.uk)

London Communications Agency is collecting feedback on behalf of The Crown Estate, in line with the terms of The Crown Estate's Privacy Policy which can be viewed at: [thecrownestate.co.uk/en-gb/privacy-statement](https://www.thecrownestate.co.uk/en-gb/privacy-statement)

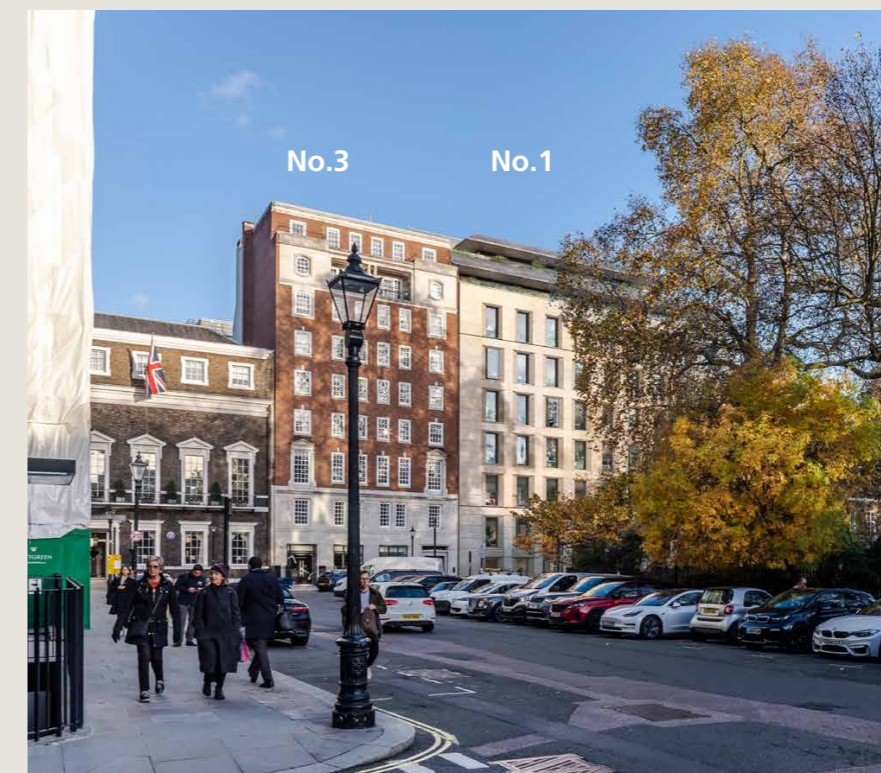


# TRUST OBJECTION TO HIGH-PROFILE SITE AT THE HEART OF ST. JAMES'S SQUARE

## Before and after images of the proposed development at No.1 St James's Square, adjacent to the over-height 1930s building at No.3:



Existing view



Proposed: No.1 height increased to the top of the neighbour building, No.3.

## Development at No.1 St James's Square, measured against the trust principles:

To be judged acceptable for St James's, the Trust argues that each building should ideally comply with the first six principles below, and where circumstances are appropriate, principles (7) and (8); or comply with the majority, possibly with neutral impacts rather than with negative impacts on the area. For more details [www.stjamestrust.london](http://www.stjamestrust.london).

1. **Development must not be monolithic. (X)**
2. **No more excessive height. (X)**
3. **Fit the "Spirit of St. James's". (X)**
4. **Responsible modernity in the right locations. (X)**
5. **Retain & adapt the best facades. (X)**
6. **Consider replica authentic facades. (X)**
7. **Reject over-intensive uses. (X)**
8. **Increase the residential community. (-)**

### Key:

- ✓ = comply
- X = not comply
- = neutral/not applicable

### Historical context

"...In the course of 1932 applications were made for the erection of an office block [No. 3, St. James's Square] to a height of some 100 feet. Permission to build **higher than the limit of 80 feet imposed by the London Building Act of 1930 was granted** in January 1933, partly because the building faced on to an 'open space'.

Appeals from neighbouring owners against the height of the building were subsequently withdrawn.

In February 1933...In September [The Times] noted, under the heading : "**New Houses in St. James's Square, Lack of Unity**", that building was proceeding: it regretted that : "...separate ownerships and rebuilding on sites that have to be dealt with one by one as soon as they change hands, are **resulting in a conglomeration of types** that will, at the best, leave the square to be regarded as **an example of redevelopment without the guidance of a master-mind...**" (Source : Survey of London St James's)





# WOLSELEY 1921-2023 ELEGANT FLEXIBLE USES

By Matthew Lloyd, a fourth generation architect

The Wolseley Restaurant site was originally designed as the Wolseley Car Showroom. Here Matthew Lloyd, an award-winning architect in London, discusses this early 20th century gem and historic buildings in St. James's.

The architectural firm of William Curtis Green & Son occupied offices at the bottom of St. James's Street in no. 5 Pickering Place, at the end of the little tunnel by the wine merchant Berry Bros & Rudd, from the early 1920's right up until 1975.

Curtis Green (1875-1960) himself was a well-known Edwardian architect and was winner of the RIBA Gold Medal in 1942. Today around 20 of his buildings are statutorily listed, most of which are in central London and include the Dorchester Hotel on Park Lane. He worked for his friend, the great Arts & Crafts architect Edwin Lutyens at the beginning of his career, briefly running the latter's office while Lutyens was travelling abroad.

Much of Curtis Green's output was in and around St. James's. In 1927 Barclays Bank commissioned him to design a series of buildings, starting with the conversion of 160 Piccadilly, which he had designed seven years previously for the Wolseley Motor Company. At around the same time, Green was asked by the National Westminster Bank to build them a new Piccadilly branch, which was to be located directly

opposite. Situated on a corner plot, like his neighbouring project, it too was built of Portland stone. Other stone structures in Piccadilly followed during the 1920s, including the Westminster Bank, Stratton House, 6 King Street and in the City at 81 King William Street, the London Life Association building.

Out of the hundreds of projects designed by the firm, perhaps the best known remains 160 Piccadilly, affectionately still known, since 2003, by its current restaurant owners as the Wolseley. On the outside this is a handsome building, characteristic of much of St. James's classical past, for example its immediate neighbour the Ritz Hotel. But it is in the detail that the building shines, such as the intricate external wrought ironwork, or the remarkable stone interior, so redolent of the optimism of the swinging 1920's, with patterned black and white floors, fine black timber panelling and metal hand-railing referencing the art nouveau style of the time.

When in 1919 Curtis Green formed his own firm, he started a notable family architectural lineage lasting throughout the following century and even to the present day. His son Christopher Green soon joined him in practice and in the 1930s his son-in-law Antony Lloyd was added as a partner. In the 1960s, Antony Lloyd's son Sam Lloyd joined the practice too. The firm was renamed Green Lloyd and Adams, still working out of 5 Pickering Place and after Curtis Green's death at his home,



just around the corner in 16-17 Pall Mall, to the end a St. James's man. Still today, Sam Lloyd's son Matthew Lloyd, therefore a fourth-generation architect, runs his own architectural firm out of Shoreditch, carrying on a family line that firmly started in the Arts & Crafts and neo-classical styles of the first half of the twentieth century, but still sees London's history and context as the centre of its work.

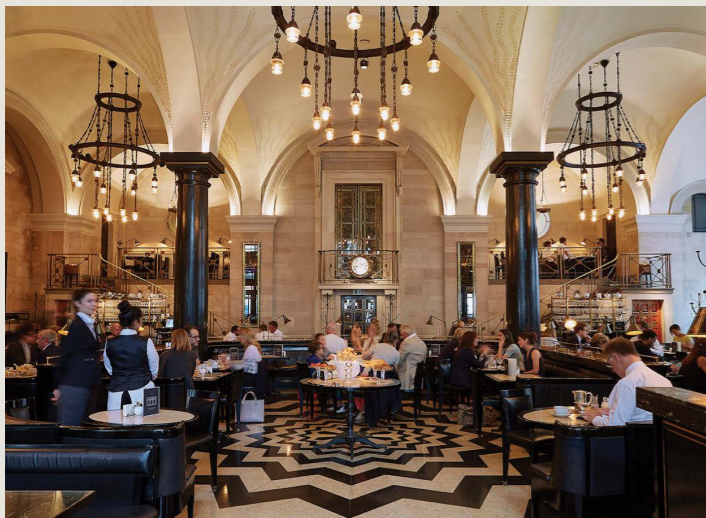
Above : The ornate entrance door today set in the classical stone frontage on Piccadilly.

Opposite : Original Curtis Green signed, water-coloured design drawing of the entrance door.

Below : The current Wolseley Restaurant reuse from 2003 (left), has retained the architecture and interior by the original architect, respectful of the former 1920s car showroom (right).



Courtesy of the Wolseley Restaurant.



Courtesy of the Mayfair Times



Courtesy of the Lloyd family collection



# INTRODUCING VICE ADMIRAL SIR TIM LAURENCE KCVO, CB

## ST. JAMES'S CONSERVATION TRUST'S NEWEST TRUSTEE

Vice Admiral Sir Tim Laurence KCVO, CB has had many remarkable roles and careers and his experience is a valuable new asset to the work of the Trust.



Tim's early built-heritage influences included living in Durham Castle while at university in the 1970s. During a 37-year career in the Royal Navy, he lived or worked in a number of historic sites and in his final appointment as Chief Executive of the Defence Estates Organisation, he was responsible for the maintenance of over 700 listed buildings. This gave him a valuable insight not only into the problems of looking after such buildings but also of adapting their use to suit modern needs while preserving their character and outward appearance. This led him, on retirement from the Navy in 2010, to become a Commissioner of English Heritage, and later to take over the Chair when EH split from its parent, regulatory body now known as Historic England. He enormously enjoyed his two four-year terms in that role.

Tim has had an apartment in the St James's area for some 30 years and has developed a great fondness for this distinct and unique part of London's West End. "I admire the busy thoroughfares of Pall Mall, St James's Street and Piccadilly, the serenity of the Square, the plethora of superb restaurants, the quiet linking streets and alleys with their galleries and shops, the grand so-called Gentlemen's Clubs, most of which thankfully now welcome ladies. There is tremendous variety in the architecture but almost all with a degree of style and elegance which creates a sense of harmony."

"Cities, however, must all develop and modernise. The competing demands of vehicular traffic, scooters, cycles and pedestrians must somehow be accommodated. Buildings must be renovated and re-purposed." Tim is particularly interested in how this can be done without damaging or weakening the character of the area, and there are some excellent recent successes in this regard.



"The Square is the heart of St. James's, and it is particularly important to protect that landscape – and skyline – from inappropriate or over-bearing development. London's squares are the finest example in the world of how to make best use of limited urban space for residential, business and leisure purposes, whilst allowing movement in and around the city. We must fight hard to look after this jewel in our crown."

Sir Tim Laurence in front of one of his favourite historic buildings, St James's Palace. The 1530s Henry VIII Tudor Gatehouse has a replacement clock from 1832, continuing the 200-year tradition of its function as a clock tower.



## TOM WOODS ST. JAMES'S CELLO SPECIALIST

Famous cellist, Raphael Wallfisch playing a c1820 Thomas Kennedy cello at Tom Woods Cellos

After five years based in the Royal Opera Arcade near the Theatre Royal, Tom Woods Cellos moved premises to 17 King Street, St James's in 2021. Tom and his wife Anna run the only shop in the world dedicated to the authentication, restoration, valuation and sale of rare and historic cellos. They both studied at the Royal Academy of Music and performed professionally as classical musicians before establishing in this field around 25 years ago. The musical dimension their shop adds to the already diverse range of galleries and experts in fine paintings, sculpture and works of art in St James's intrigues many passing art-lovers.

In fact, some of the most historic English cello makers have strong links to St James's, including William Forster, who in 1782 made the cello that was played by George IV when he was Prince Regent. This cello is now owned by the Metropolitan Museum in New York. It has a magnificent Royal Coat of arms and Prince of Wales Plumes decorating its front. Forster was awarded a Royal Warrant and produced instruments for both the King and his younger brother Prince Ernest, who played the violin. This was a tradition that followed on from classical Italian makers such as Amati, who also made decorated instruments for European courts.

Of all the cellos people have brought to the shop for research, the most intriguing was a 1747 instrument by Joseph Hill, another of England's finest cello makers. This cello, which was one of the earliest examples in existence, was signed and dated inside as having been made in Angel Court, almost opposite the cello shop at 17 King St! As it was previously unknown that he started his making career in this tiny passageway in St James's, this research completed a small piece of his celebrated making history.

One question Tom is regularly asked is "Who exactly buys these historic cellos?" – International classical musicians, collectors, and amateur cellists visit the shop regularly when looking to buy the most beautiful sounding cellos to play, perform and record on. Arts foundations also acquire instruments to loan to talented young



Tom and Anna Woods at their shop on King Street, St James's

prize-winning soloists and string quartets. The cello shop also hosts private performances and informal talks by famous musicians several times a year. If you would like to receive invitations to future events, please email [tom@tomwoodscellos.com](mailto:tom@tomwoodscellos.com). A selection of events are available to watch at [tomwoodscellos.com](http://tomwoodscellos.com) for any music lovers who are unable to attend.



# WHAT IS THE STATEMENT FROM WESTMINSTER CITY COUNCIL FOR COMMUNITY INVOLVEMENT?

## Extract from Westminster City Council : Statement of Community Involvement Report :

It is important that we hear directly from our communities on what we are doing well and what we can improve so that they can tell us the best way to engage with them. Feedback from our amenity societies highlighted that our consultations can sometimes be too technical and that they can also be overwhelming as the wider council can launch multiple consultations at the same time.

As a result of this we have created a central consultation hub on our website which highlights upcoming engagement activities so that communities have significant notice to plan and formulate their responses.

To better understand how our communities want the council to engage with them, we hosted in person listening sessions in summer 2022 to give residents a space to discuss what we could do better and to test assumptions such as what do residents know about planning and how they can get involved and what barriers to engagement are existing.

The feedback following the session was very positive with the attendees showing a genuine interest in being more involved in the planning process and the key takeaways were:

- ▶ they heard things too late in the process, often when the scheme is already in the planning application stage
- ▶ sometimes planning is not visible and could be promoted wider using newsletters and printed media beyond email notifications.
- ▶ the planning system is very complex, and it can be hard to understand without providing visuals and presenting the information in the correct way.
- ▶ young people do not hear about planning.

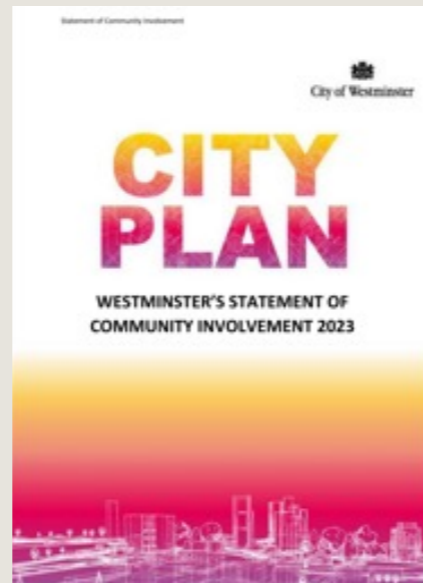
We have identified the following measures that we may use to maximise the accessibility of our consultation and engagement activities:

- ▶ Hosting in person workshops and events in accessible locations at a suitable time. This type of in person engagement may be preferred by those who have difficulties accessing the internet. It can also help to reach those who visit Westminster, not just those who live here.
- ▶ Providing hard copies of documents in different languages and formats, where requested, to help those with language barriers or access impairments.
- ▶ Working with community leaders and local organisations [to include the St. James's Conservation Trust] to reach different parts of the community.
- ▶ For example, our neighbourhood forums, amenity societies, residents' associations, religious leaders, local business community and other local groups.
- ▶ Encouraging young people to be involved

There are many ongoing Westminster consultations relating to increases in growth of developments, with Planning, Licensing and Highways applications. There are also those of new and significant policy concern. The St. James's Conservation Trust responds with constructive criticism (positive benefits and negative impacts) where possible, based on analysis and evidence-based comments by our advisors and the volunteers of the Charity.

All these are current Westminster consultations, some with partners : "Westminster After Dark", "The Future of Regent Street and Oxford Street" and Highways Safety and management issues of temporary traffic orders for trials of locations for E-Scooter and Dockless Bike Hire.

An example of community involvement on site in St James's with Hugh Brennan, Transport Programme Manager, Westminster City Council with Martin Low, St James's Trustee



Westminster City Council : Statement of Community Involvement Report (available on the Westminster website).

in the planning process by working with schools and youth organisations, for example through the Westminster Youth Council and the council's youth engagement programme, City Lions.

- ▶ Utilising our existing audience on social media to promote consultations. Social media can also be used to target specific groups, for example by age and location.
- ▶ Exploring new innovative online tools such as virtual reality technology and digital interactive mapping platforms.
- ▶ Promoting consultations in areas which are frequently visited by specific groups, for example:
  - ▶ Transport hubs and busy public spaces for those who work within or visit Westminster; Street markets, libraries and leisure centres which are visited by local people.
  - ▶ We will continually review our approach to consultation and will seek to provide more support for communities when engaging in consultation.



31/10/2023

# ST. JAMES'S 2023 IN PICTURES

...in our historic Coronation year



Coronation Flags in Regent Street, St. James's



King Charles III and Queen Camilla on the Buckingham Palace balcony on Coronation Day



Chelsea Pensioners arriving at the St. James's Conservation Trust Garden Party



Launch of the official monogram of King Charles III



Sofitel Hotel, Waterloo Place entrance flanked by Royal Swan Sculpture seats



The Green Park Gun Salute for King Charles III's 75th Birthday, 14 November



St. James's Park lantern dressed for Remembrance Day



Fortnum & Mason frontage dressed with Peacock sculpture



# ST. JAMES'S NEIGHBOURHOOD PLAN

## A WORD FROM THE NEIGHBOURHOOD FORUM CHAIRMAN, ROGER SHARPLEY



For those who were unable to attend the 13/9/2023 St. James's Neighbourhood Plan Forum AGM and the discussion and presentation of the progress of the Draft Plan, there is a link (<https://stjamesforum.org>) which will allow you to download the Draft Plan and the presentation of consultations by the consultants Concilio.

The meeting went very well and there was a good attendance from members of the public. Chris Bowden of consultancy, Navigus will now review the Plan in the light of the comments received and the feedback from the Regulation 14 Public Consultation phase, and we will hope to be in a position to submit the revised Plan to Westminster in early 2024 so they can then start the Regulation 16 stage of the process. With any luck the Plan might be adopted after a Referendum in late summer 2024.

The Plan's Steering Group will be meeting shortly to approve the amended Draft for submission to Westminster City Council early in 2024. The revised Draft will be circulated to all interested parties.

Fingers crossed for no hiccups!

The Neighbourhood Forum  
Plan Update Report



The St. James's Neighbourhood Plan consultations at the 28 June 2023 Summer in the Square Fundraising Garden Party.



St. James's  
Neighbourhood  
Forum  
Regulation 14 report  
Concilio update

Nathan Parsad-Wyatt – Director and Head of  
Public Affairs



Please consider making a Legacy in favour of the St. James's Conservation Trust, which would materially ensure the future of our important work of historic protection and enhancement.

Cheque donations or legacies should be made out to:  
**The St. James's Conservation Trust Ltd** and sent to:  
FJM Accountancy Limited, 23 Shackleton Court, 2 Maritime Quay, London E14 3QF  
For the attention of F. J. McDowell Esq Email: [frank@fjmaccountancy.co.uk](mailto:frank@fjmaccountancy.co.uk)

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For more information contact, the Trust's Architect / Planner / Administrator  
Peter Heath RIBA MRTPI at [peter.heath@AtkinsRealis.com](mailto:peter.heath@AtkinsRealis.com)

[www.stjamestrust.london](http://www.stjamestrust.london)