

**Mayfair Neighbourhood Forum General Meeting
70 Grosvenor Street and Online
Wednesday 16th August 2023 5pm**

Reports

Secretary's Report

There are currently 634 members of the MNF, split relatively evenly between residents and workers.

Secondly, due to a vacancy on the Steering Group, the Steering Group appointed Belinda Harley as a Resident Director. This appointment will need to be endorsed by the Forum at the next AGM.

Lastly, the upcoming Renewal will be a separate item at the end of the agenda.

Paul O'Grady

Planning and Public Realm Committee Report

Introduction

The Planning & Public Realm Committee (P&PRC) reports to the Steering Group. Its principal remit is to seek to ensure that future developments enhance Mayfair in line with the policies of the Mayfair Neighbourhood Plan (the Plan). It also has to consider how the policies may need to be adapted for the future and how the key aspirations of the Plan, such as the Tyburn Opportunity Frontage and Park Lane, can be brought forward.

Membership

Over the past 6 months membership of the P&PRC has comprised: Jeremy Bishop (Resident SG Member), Jenny Casebourne (Business SG Member), Hannah Corlett (Consultant Architect), Giles Easter (Business SG Member), Belinda Harley (Resident SG Member), Nigel Hughes (Chair), Julian Milne (Business Member), Gordon Morrison (Resident & Chair of the Steering Group) and Andrew Nutt (Business Member).

Key Activities

The P&PRC has continued to meet regularly, mostly on Teams but with actual meetings and site visits being held to review specific applications.

The key role of the P&PRC is to monitor, review and where necessary, comment on planning applications for physical changes, or changes of use, to buildings, open spaces, highways and the public realm. In order to carry out this work, the P&PRC meets, at the earliest possible stage, with the promoter, agent or architect for any scheme that is of sufficient scale, complexity, sensitivity, general interest or potential conflict with the Plan that warrants the involvement of the Committee. Where a scheme is of significant interest, it may be referred to the Steering Group.

When considering proposals, the needs and interests of local businesses and residents, in line with the Plan policies, are taken into account. Members will contribute ideas and comments on applications and proposals in accordance with the Plan and seek to assist the applicants in both identifying and overcoming problem areas as well as with the monitoring and review of ongoing developments when required.

Several recently consented schemes have now commenced including Lansdowne House and Grafton Street while others such as South Molton Triangle and Grosvenor Square are due to start later this year.

Following the decision by the Secretary of State, Michael Gove, to refuse the previously consented scheme for Marks & Spencer in Oxford Street on the grounds of harm to the nearby Conservation Area and to Selfridges, as well as because of its carbon impact and the argument that M&S hadn't proved that refurbishment wasn't a viable option, several other redevelopment schemes are now either in doubt or need to be re-thought. The presumption of retrofit rather than redevelopment is likely to impact pending schemes for the former Police station in Savile Row and 19/20 Savile Row amongst others.

In addition to reviewing the monthly published list of planning applications (for which special thanks are due to Julian Milne), over the past 9 months we have considered numerous schemes as set out, in brief, below.

ADDRESS	PROPOSALS	PLANNING APPLIED FOR/DECIDED	COMMENTS
*Leconfield House, Curzon Street	Revised application	Yes/No	Objected. PP decision pending
Nightingale House, Curzon Street	Revised redevelopment proposals – link to Stratton St.	No	MNF supportive.
28 St George Street	Office refurb & extension	Yes/approved	No comments

11-15 Farm Street	Revised proposals following planning refusal in March.	No	Improvement (reduced massing) on previous scheme.
*Curzon Cinema	Alternative proposals from Landlord and Curzon.	Yes (Landlord)/No No (Tenant)	No objections to either scheme.
Fenwick's	Redevelopment as retail and offices.	No	Initial proposals appear promising.
21 Lees Place	Merging two 2-bed flats into one 4 bed apartment.	Yes/approved	Objected to loss of residential units but consent granted - 'non-family sized units can be reconfigured to create family sized housing'.
141 Bond Street (Fendi)	Refurbishment and extension of store and improving Bloomfield Place access.	No	MNF supportive
5 Savile Row	Proposed restaurant	Yes/approved	Supported by Savile Row Association. No objections.
*49&50 Berkeley Square	Conversion to health & wellness club with restaurant.	No	Initial proposals raise concerns over size of the restaurant and the depth of the basement.
8 Carlos Place	Conversion of retail maison to restaurant	Yes/No	Strong concerns. Discussions ongoing.
46 Berkeley Square and 46 Hays Mews	Numerous applications for advertisement displays; sentry box in Hays Mews	Yes/No; refused	Objected to number of installations on front elevation and to sentry box.
1-3 Mount Street	Outdoor dining 1 yr extension	Yes/Yes	No objections
82 Duke Street (The Marlborough Head)	External lighting & heating	Yes/refused (on appeal)	Refused on appeal in part by reference to the Neighbourhood Plan
*19 South Street	House extension and refurbishment	Yes/No	No comments
127 Mount Street	Introduction of restaurant use within retail premises	Yes/No	Under consideration.
Sackville House, Sackville Street	Refurbishment & extension	No	Under consideration
19-24 Dering Street	Partial demolition and extensions	No	Under consideration
Statue of Lord Byron	Proposed relocation into Hyde Park	N/A	Supported – and agreed by Royal Parks

Park Lane	Retention of cycle lane	TfL to retain existing arrangements	MNF opposed retention in its current form.
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* Site visits

The issue of late night entertainment uses, specifically restaurant uses in central Mayfair around Berkeley Square and Mount Street, continues to exercise the Committee as building owners continue to take advantage of the permissive use changes under Use Class E. The Entertainment Use Study on the Forum's website <https://www.mayfairforum.org/news-events>, which details the approved entertainment planning uses in Mayfair as at June 2022 with a base date of 2010, needs to be kept updated with licence applications as Class E consents can allow restaurants to be created without the need for a formal planning application. We need to engage proactively with landowners and businesses to agree which buildings and areas might be suitable for entertainment uses and which would not.

When we prepared the Plan, we looked at the possibility of preparing a Conservation Area Audit for Mayfair. First designated in 1969 and then subject to numerous extensions, while the Mayfair Conservation Area has a Conservation Directory (1999), Mayfair is one of the very few Conservation Areas in Westminster (of which there are 56) that has never had an audit. An audit, when prepared, would *'objectively assess the special interest of a conservation area through the detailed appraisal of key features and their contribution to the character and appearance of a conservation areas; this will be accompanied by the identification of all unlisted buildings making a positive contribution and the identification of negative factors and neutral areas'* (Conservation Area Directory).

The new administration has recently agreed that the CAA for Mayfair could be undertaken using Neighbourhood CIL funding as has recently been agreed for Covent Garden. Discussions will take place in the autumn with officers to see how this might be set up and managed.

Public Realm

The Council is currently consulting on the revised proposals for Oxford Street and Shepherd Market public realm schemes and they are jointly consulting with the Crown Estate on the future of Regent Street. The MNF is very supportive of the Shepherd Market Scheme (and has submitted a NCIL application for partial funding) and the other 2 schemes will be considered by the Committee over the next couple of months. Finally, and as ever, I would like to thank my fellow members of the P&PRC for the support they have given to the committee, for giving up their valuable time and for providing valuable input without fear or favour.

Nigel Hughes MBE - Chair, Planning & Public Realm Committee – August 2023

Tyburn Route (Paul O'Grady)

For the route that passes through the South Molton development, a public art workshop report produced by Beyond the Box (who facilitated the sessions) was shared with the MNF Steering Group last month. The design team are reviewing insights and outputs from the workshops to progress public art designs, which Grosvenor is aiming to test with the MNF and the wider community later in the year. Invites will be shared in due course.

On the wider route, consultation continues between wider landowners with an aspiration to collaborate more with Marylebone and Victoria along the whole length of the Tyburn

Paul O'Grady