



Heritage Statement

1 Cavendish Square,
Marylebone,
London W1G 0LA

June 2021



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02:	HARLEY STREET CONSERVATION AREA
03:	PHASING PLANS

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Introduction

1.0 INTRODUCTION

- 1.1 Montagu Evans have been instructed by Desinov Investments Ltd (hereby referred to as the 'Applicant') to provide built heritage consultancy services and produce this Heritage Statement in support of proposals for alterations and extensions to 1 Cavendish Square, Marylebone, London W1G 0LA.
- 1.2 The Site is located in Westminster City Council (the 'Council'). **Figure 1.1** outlines the boundary of the Site. An aerial view of the Site is provided at **Figure 1.2**.
- 1.3 The application proposals comprise internal and external alterations to facilitate the conversion of the building to a new restaurant/bar use.
- 1.4 This statement assesses the built heritage impacts of the proposals, in the context of the relevant parts of the development plan, namely the:
- London Plan (March 2021)
 - Westminster's City Plan 2019-2040 (April 2021)
- 1.5 A heritage asset plan identifying heritage assets on and around the Site is provided in **Section 4.0**.
- 1.6 1 Cavendish Square is a Grade II listed building. It was listed on 13 October 1987, as part of 'Nos 1 and 1A Cavendish Square, W1'. 1A Cavendish Square was built as a grand house in the early eighteenth-century. It was partially demolished in the early 1900s to make way for new residential development. 1 Cavendish Square is a banking hall attached to the rear of the original house. It was built c.1827 and extended in the late nineteenth-century. The list description for the building is provided in **Appendix 1.0**.



Figure 1.1 Site Plan

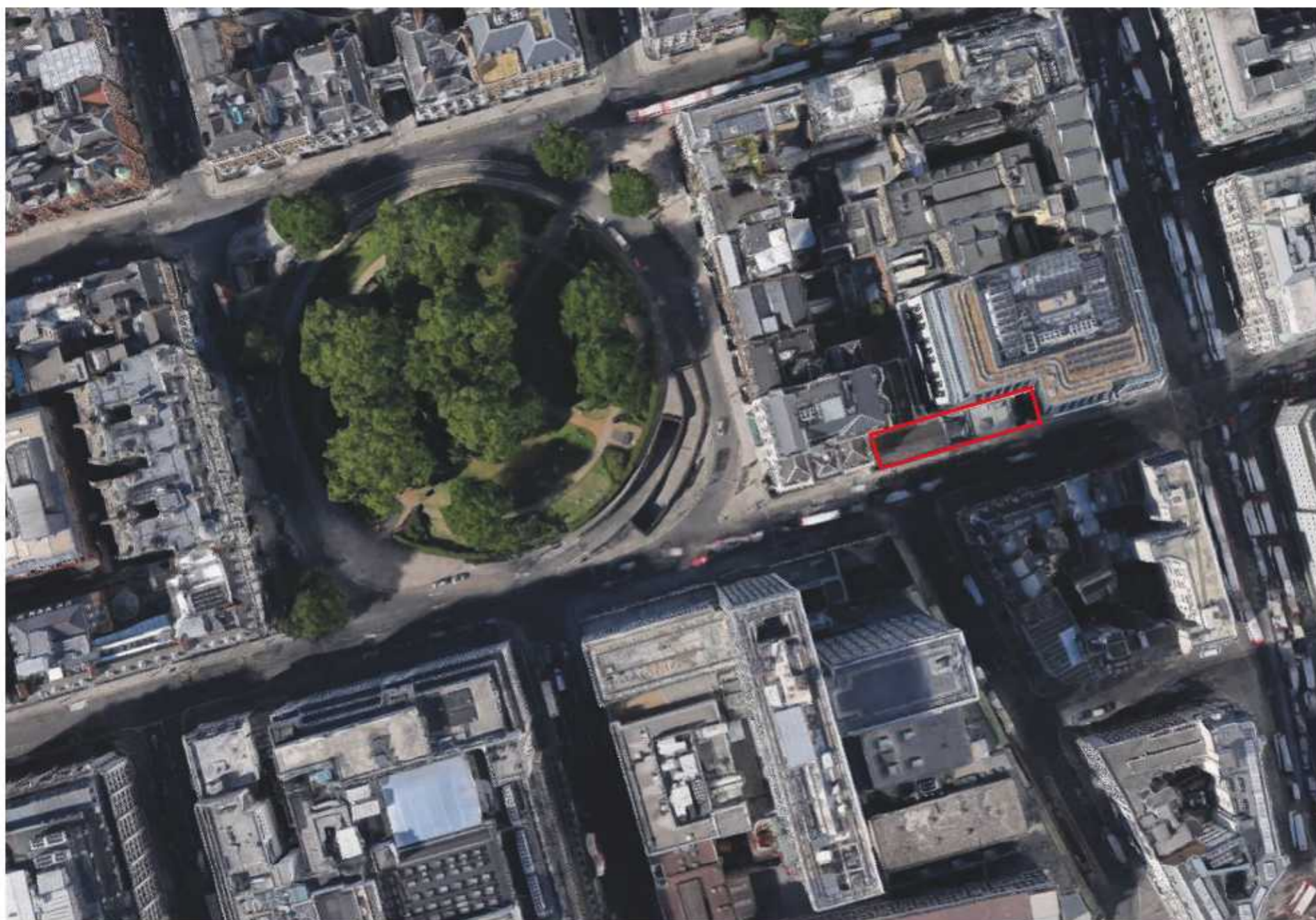


Figure 1.2 Aerial View (indicative site boundary shown)

- 1.7 Planning Permission (ref: 18/01899/FULL) and Listed Building Consent (ref: 18/01900/LBC) was previously granted on the Site on 11 September 2018 for the *“use of building as a restaurant/ drinking establishment (sui generis), addition of a mezzanine floor, erection of a roof extension, removal of steps to provide level access to building, internal modifications, and associated works.”*
- 1.8 The development however has not been implemented and the consent is due to expire on 11 September 2021. As such, a new application seeks the resubmission of the proposals previously approved in September 2018. The design and the rationale behind the proposals remains unchanged.
- 1.9 In support of this application, this Heritage Statement has been revised to address the changes in policy.
- 1.10 The Site is located in the Harley Street Conservation Area, which was designated in 1968 around the three main north-south roads of Portland Place, Harley Street and Wimpole Street. It was extended east to Great Portland Street and west to Marylebone High Street in 1981 and extended again in 1990 to include the D. H. Evans store on Oxford Street, St Marylebone School and the Middlesex Hospital. A map of the Conservation Area is provided in **Appendix 2.0**.
- 1.11 The Regent Street Conservation Area is located immediately to the south and east of the Site. This was first designated in 1973, and extended in 1984 to the north side of Glasshouse Street and the corner of Coventry Street and Haymarket. The boundaries were then rearranged in 1990 to create the Haymarket Conservation Area.
- 1.12 Other heritage assets include Cavendish Square, which is designated as a London Square under the London Squares Preservation Act (1931), the East Marylebone Conservation Area located further east past the Regent Street Conservation Area, and various Grade II* and Grade II listed buildings. Given that the external alterations proposed to the Site are minor we do not consider that the Development Proposals would affect the setting or significance of these other heritage assets.

Structure of the Report

- 1.13 The report is structured as follows:
- **Section 2.0** sets out the national planning policy, development plan policy, and other material considerations relevant to the assessment of the Proposed Development.
 - The historic development of the Site is provided in **Section 3.0**.
 - A statement of significance for the Site is presented in **Section 4.0**.
 - **Section 5.0** assesses the built heritage impacts of the Proposed Development.

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Legislation and Planning Policy

2.0 LEGISLATION AND PLANNING POLICY

2.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

Legislation

Planning (Listed Buildings and Conservation Areas Act) 1990

2.2 The Application Site is a listed building and is located within the Harley Street Conservation Area. With respect to this application, the applicable statutory provisions within the 1990 Act are:

- Section 16 (2), which sets out that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- Section 66 (1), which sets out that In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- Section 72(1), which sets out that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character of appearance of that area.

Development Plan

2.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan as relevant to the Proposed Development (**Table 2.1**).

Development Plan Policy	Key Provisions
London Plan (2021)	Policy HC1 (Heritage Conservation and Growth)
Westminster’s City Plan 2019-2040 (2021)	Policy 39 (Westminster’s Heritage)

Table 2.1 Development Plan Policy

National Policy

2.4 **Table 2.2** sets out national policy applicable to built heritage considerations.

National Policy	Key Provisions
National Planning Policy Framework (NPPF) 2019	Paragraphs 189-200

Table 2.2 National Planning Policy

Material Consideration

2.5 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Planning Practice Guidance (online);
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
- Westminster City Council Harley Street Conservation Area Audit (2008)
- Westminster City Council Regent Street Conservation Area Directory

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Historic Development

3.0 HISTORIC DEVELOPMENT

Present Building

- 3.1 No 1 Cavendish Square is a former bank building built in two phases, 1826-7 and c.1873, onto the back of a house of c.1720-24 on Cavendish Square (No 1A). The main banking hall is a tall single storey above a basement without a lightwell area and has a five bay façade with round headed windows. The main part of the building has an irregular nine bay façade with flat Doric pilasters, round headed windows and a panelled cornice. The western five bays are the former single storey banking hall.
- 3.2 The eastern bays, which are slightly set back from the western part, are designed to match the banking hall, but conceal different floor and ceiling levels. There is a pedimented entrance in the penultimate bay on the east. To the west, there is a two bay single story porch that overlaps the eastern part of the 1720s house. The whole façade is painted. It was listed in 1987.
- 3.3 The banking building has been altered, with extensive changes to internal arrangements, and the partial rebuilding of the main façade with square headed windows and then a subsequent reinstatement of the round headed windows that had previously existed.
- 3.4 Photographs of the existing building are provided in **Section 4.0**.

- 3.5 Early History
- 3.6 Cavendish Square was laid out c.1717-18 as part of the development of the Harley family's lands to the north of Oxford Street. It was an early part of the development of this part of the West End along with Hanover Square to the south. The square was built slowly, with the last houses only completed by 1741.
- 3.7 The house that now comprises No 1A Cavendish Square and the site of No 2 Cavendish Square was built in 1720-4 as one of the first grand houses built around the square. It was built for Simon Harcourt, 1st Viscount Harcourt.
- 3.8 The house was designed by Thomas Archer, although there were later modifications to the design during the construction phase. The original plot was very long, with a large garden extending 226' 6" back to a stable block, also designed by Archer, in a small mews some distance to the east of the east end of the present bank building. The stable block survived until the 1930s, but is now lost beneath No 33 Margaret Street.
- 3.9 As built, the house was double fronted with seven bays including a central entrance to Cavendish Square. It had a six bay façade without an entrance to Margaret Street.
- 3.10 A small extension was added along Margaret Street in 1761-3 to designs by Stiff Leadbetter, which is shown on contemporary maps. The vaults of this extension survive in the basement, but the structure above ground appears to have been entirely removed.

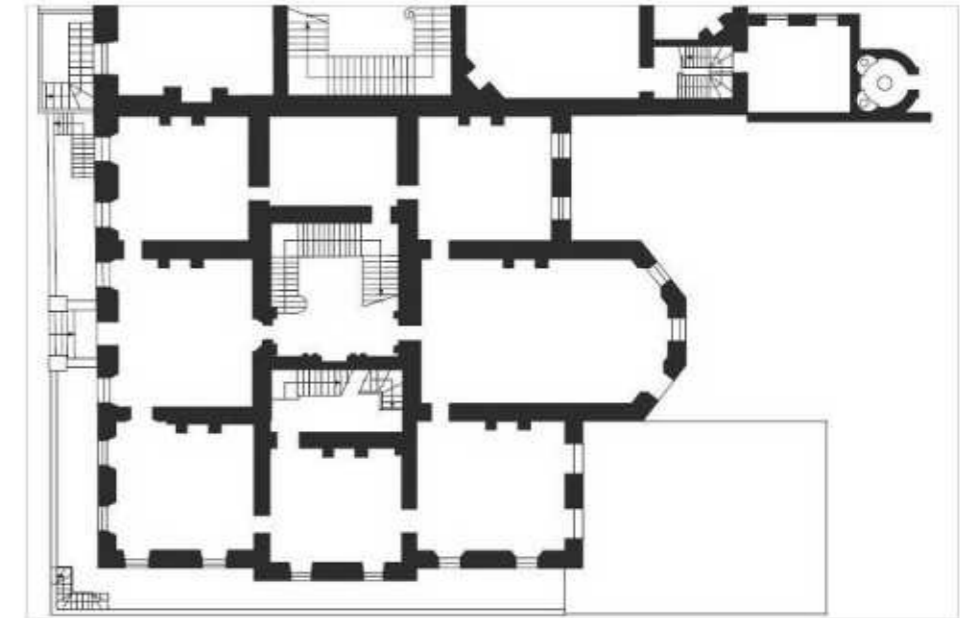


Figure 3.1 Survey of London Plan of 1-2 Cavendish Square

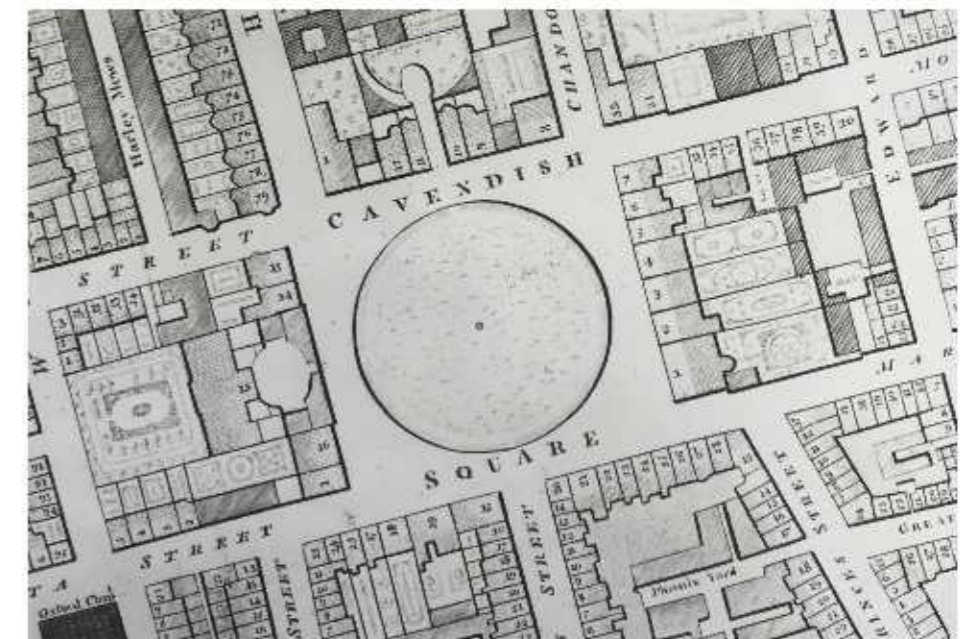


Figure 3.2 Horwood Plan (c.1792)

Scott's Bank and Work of the 1820s.

- 3.11 Sir Claude Scott bought the house in 1825. He had opened a bank in Holles Street in 1824. Scott divided the house into two properties, creating a separate house (now No 2), still entered from Cavendish Square, out of the northern five bays and a smaller house (No 1A) with the two southern bays entered from Margaret Street. The northern house, which was wholly separate from what became No 1A, was rebuilt in the 1930s on a much larger scale.
- 3.12 In 1826-7, Scott undertook a series of alterations to the two remaining southern bays of the house to designs by Sir Jeffry Wyattville, including creating a new entrance to the house from Margaret Street. The new house thus created had a shallow T-plan comprising three rooms along Margaret Street, with two windows to Cavendish Square and a six bay façade to Margaret Street. By the early twentieth century, most of the ground floor of No 1A was part of the bank premises, with all residential accommodation above, but it is not clear if this was always the case.
- 3.13 The work of 1826-7 also included adding the five bay banking hall to the east, replacing the earlier extension of the early 1760s. No elevations have been found of the 1820s work, and it is not clear how this banking hall was entered. The map evidence suggests that the only entrance was through the main entrance to No 1A on Margaret Street, but it is possible that there was always a door, albeit without a porch, in the position of the present inner door in the last bay of the 1720s façade to Margaret Street. Alternatively, it is also possible that there was a door in place of the western most window of the banking hall, and that this was later altered to a window.
- 3.14 The five bay coffered ceiling in the main banking hall probably dates to the 1820s, and was originally lit by skylights, although there have been later alterations to it.



Figure 3.3 Survey of London reconstruction (1827)