



Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	12
Suffix	
Property name	
Address line 1	Babmaes Street
Address line 2	
Address line 3	
Town/city	London
Postcode	SW1Y 6HD

Description of site location must be completed if postcode is not known:

Easting (x)	529511
Northing (y)	180488

Description	
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2. Applicant Details

Title	
First name	
Surname	Lutier LLP
Company name	Lutier LLP
Address line 1	c/o agent
Address line 2	c/o agent
Address line 3	
Town/city	c/o agent

2. Applicant Details

Country	<input type="text" value="c/o agent"/>
Postcode	<input type="text"/>
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Olivia"/>
Surname	<input type="text" value="Russell"/>
Company name	<input type="text" value="CBRE Ltd"/>
Address line 1	<input type="text" value="Henrietta House"/>
Address line 2	<input type="text" value="Henrietta Place"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="W1G 0NB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of Condition 2 and 15 of planning permission dated 7 June 2011 (RN:10/11118) the demolition and redevelopment of the site at 6 St James's Square (including 10 and 11 Babmaes Street) and annexe of 5 St James's Square to provide building comprising sub-basement, lower ground, ground and six upper floors for use as office (Class B1) with art gallery and 14 residential flats (Class C3) over ground and seven upper floors, continued use of 5 St James's Square as offices (Class B1); namely to allow revision to the list of plans previously approved to allow minor modification to the design of the courtyard area, alterations to the parapet roof level, minor external and internal alterations and a reduction on the number of residential units from 14 to 13. (Site includes 12-15 Babmaes Street)

Reference number

11/02866/FULL

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

4. Description of the Proposal

Condition 10 and Condition 11

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2010

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

01/11/2013

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Removal of Condition 11. To allow for the loss of the residential car parking at basement level 2.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Variation of Condition 10 - to allow the wording to be changed to remove reference to the parking of vehicles of people living in the development.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

12/02/2021

Details of the pre-application advice received

Considers that the new policy should not be obstructive to the proposed removal of parking, provided on-street capacity is under 80%.

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

8. Ownership Certificates and Agricultural Land Declaration

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)