



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Lucy

Surname

Wood

Company Name

Lucy Wood Architects

Address

Address line 1

18

Address line 2

Britten Street

Address line 3

Town/City

London

County

Country

Postcode

SW3 3TU

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Replacement shopfront including removal of canopy and installation of double doorsets

Reference number

23/04701/FULL

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

10/07/2024

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

Condition number(s)

Condition 1: The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Has the development already started?

Yes

No

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

16/10/2024

Has the development been completed?

Yes

No

Condition(s) - Variation/Removal

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

Adjustment to the design of the Entrance Doors on the corner of Old Bond Street and Stafford Street: Approved solid timber doors to be replaced with glazed doors to match Approved shopfront in all respects.

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

1/ Substitute Approved Proposed Ground Floor 1354.P2.100 for 1354.P4.300
2/ Substitute Approved Proposed Old Bond Street Elevation 1354.P3.100 for 1354.P4.350

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

P22/00780 / 1CQBYNC2DJW92

Date (must be pre-application submission)

01/02/2023

Details of the pre-application advice received

"It is...proposed to renovate the main façade and shopfront of the building including removing and replacing the glazing in the shopfront, potentially removing and replacing the secondary entrance door on Old Bond Street. These works are all acceptable in principle, dependent upon the detailed design...the existing shopfronts, whilst modern, are of a high architectural quality including nice margin lights, and have a positive impact on the streetscape. The proposed shopfronts are simpler in design, consisting of clear frameless glass and would not have the same positive impact. The detailed design of the new shopfront windows should be further developed to ensure that they are of high architectural quality and positively enhance the character of the area."

UPDATE 1: Application 23/02689/FULL was Refused with the following Reasons: "Because of the loss of mullion and transom details the replacement windows would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Mayfair Conservation Area."

In response, the proposed design was updated to feature intermediate and integral glazing bars reflecting existing mullion and transom details and it was this that was Approved under 23/04701/FULL.

UPDATE 2: The proposed Entrance Doors follow the design of the Approved shopfront in all respects.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Quadrant House

Number:

4

Suffix:

Address line 1:

Thomas More Square

Address Line 2:

Town/City:

London

Postcode:

W1S4QL

Date notice served (DD/MM/YYYY):

10/07/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

32

Suffix:

Address line 1:

-33

Address Line 2:

Old Bond Street

Town/City:

London

Postcode:

W1

Date notice served (DD/MM/YYYY):

10/07/2023

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Ms

First Name

Lucy

Surname

Wood

Declaration Date

18/03/2024

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lucy Wood

Date

18/03/2024