



## Planning Applications Sub-Committee

**Date:** TUESDAY, 9 APRIL 2024  
**Time:** 10.30 am  
**Venue:** LIVERY HALL - GUILDHALL

4. HILL HOUSE, 1 LITTLE NEW STREET, LONDON EC4A 3JR

**For Decision**  
(Pages 3 - 78)

Item received too late for circulation in conjunction with the Agenda.

**Ian Thomas CBE**  
**Town Clerk and Chief Executive**

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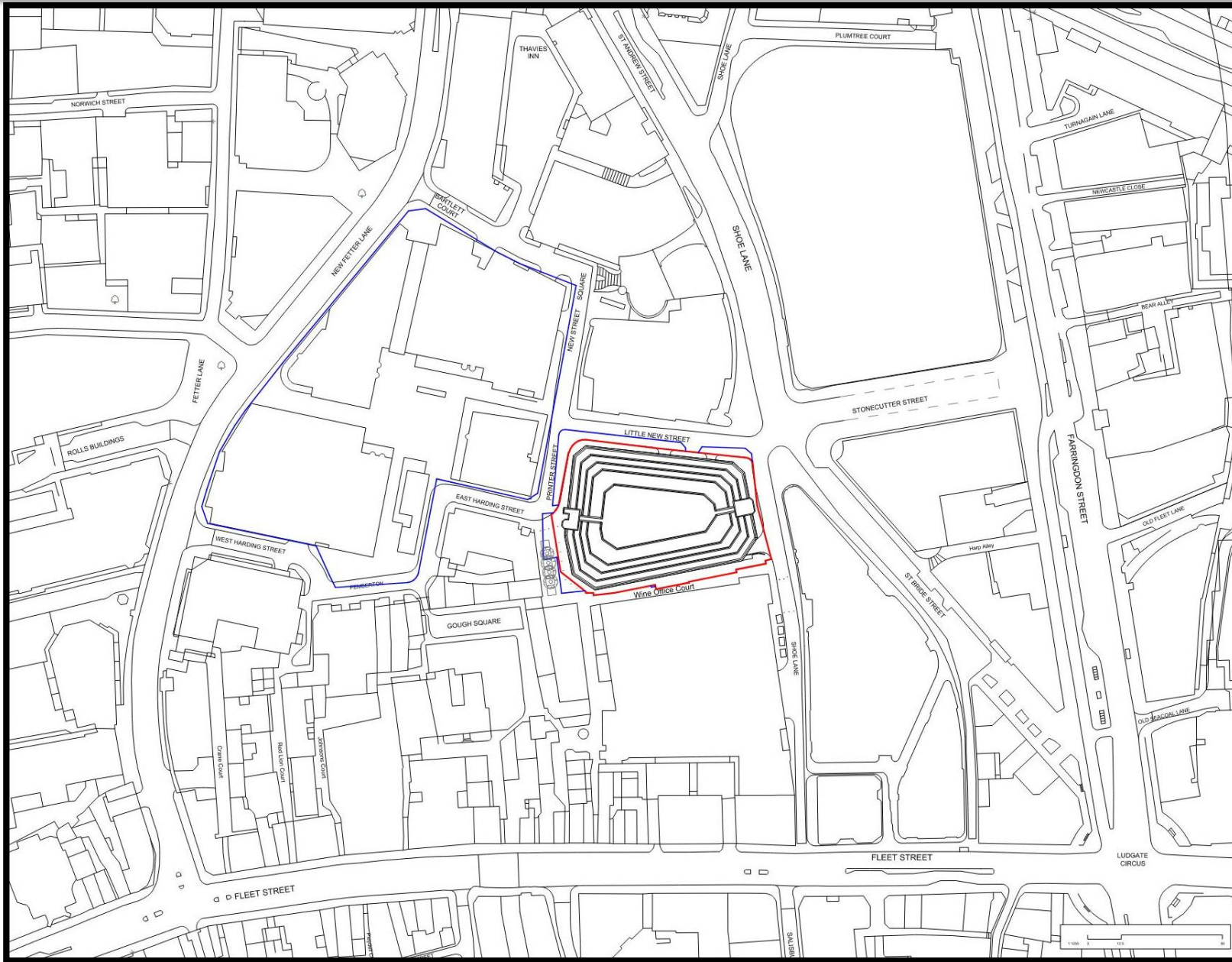


**Hill House, 1 Little New St, London EC4A 3TR**

**Planning Applications Sub-Committee**

**9 April 2024**

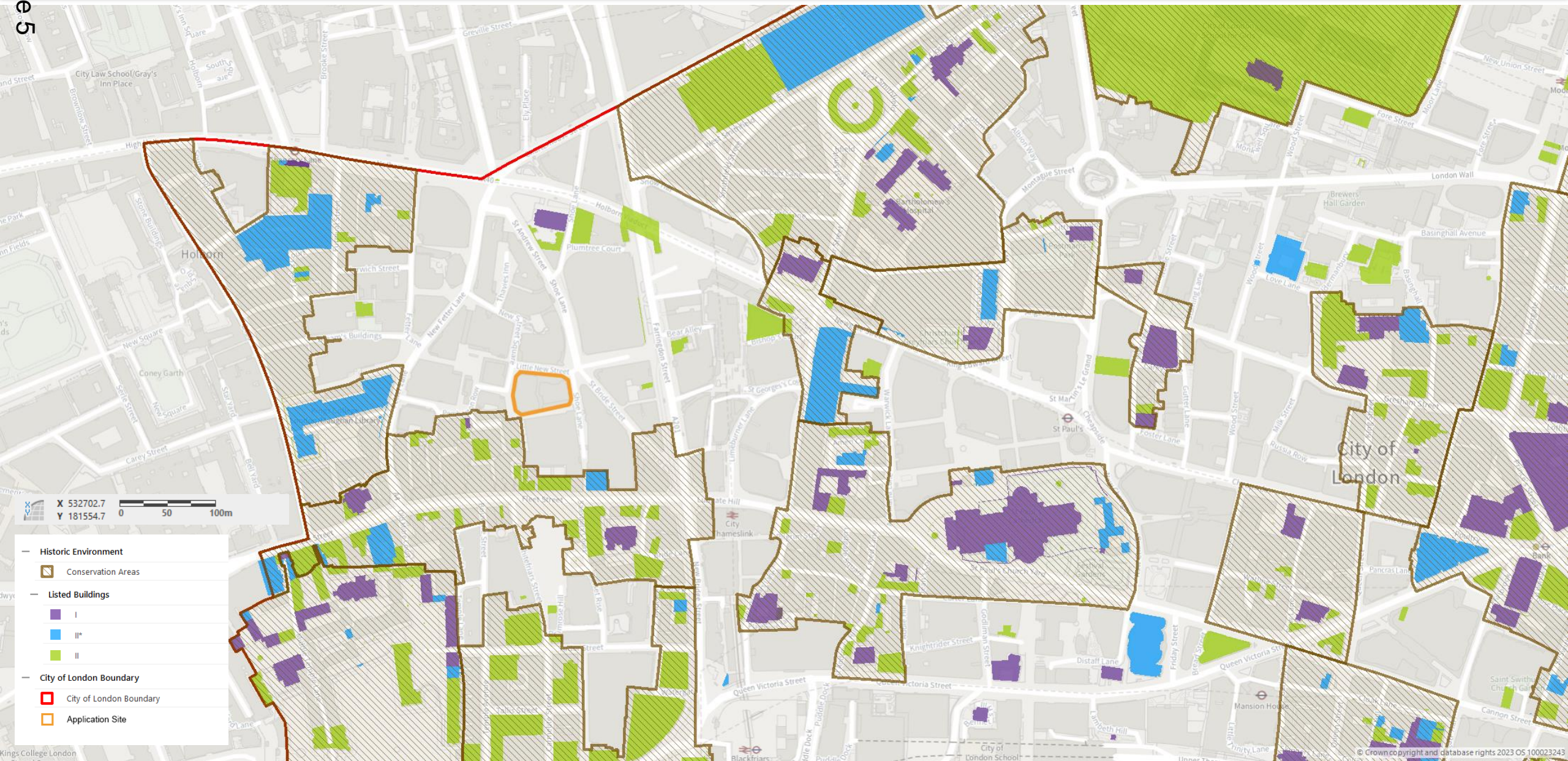
# Hill House, 1 Little New St, London EC4A 3TR



Site Location Plan

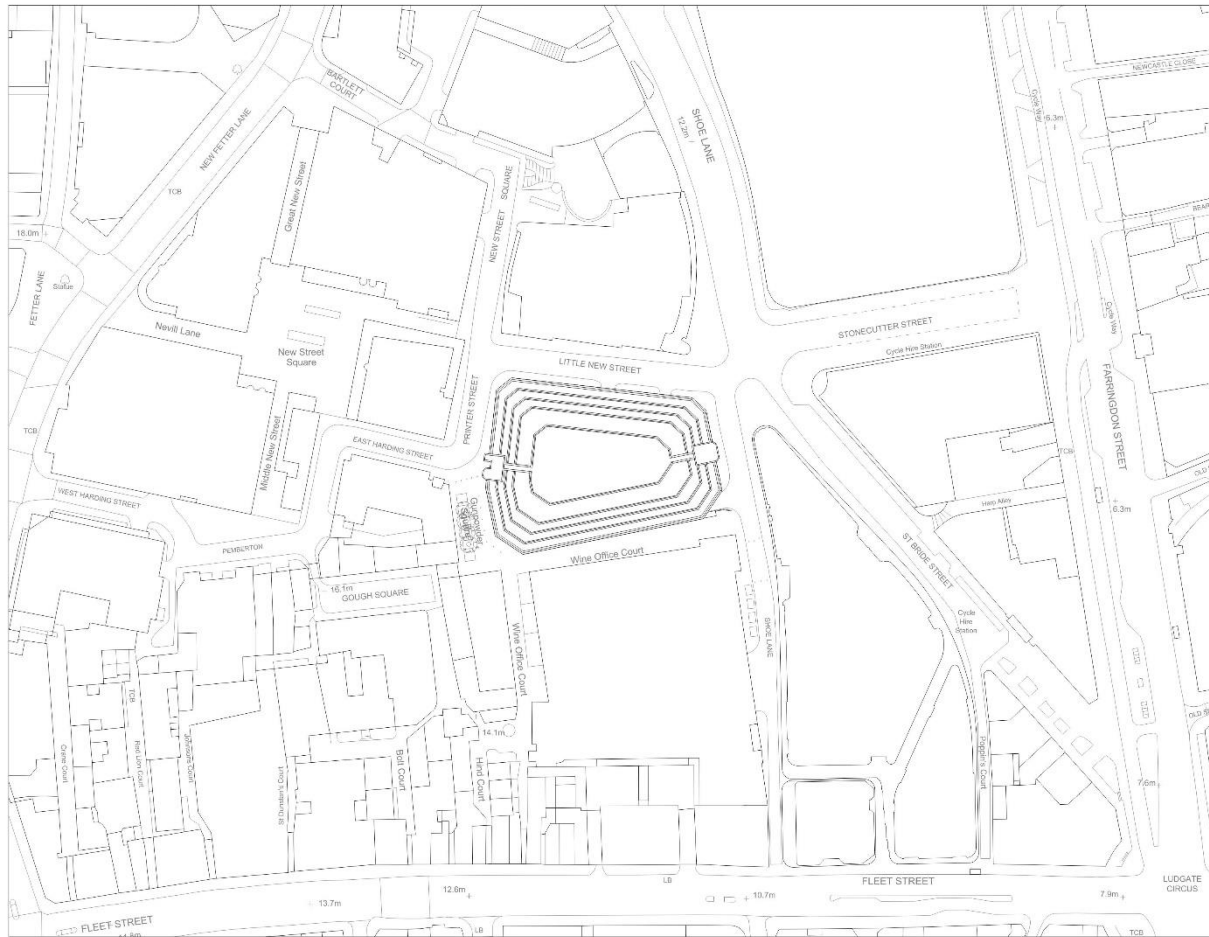
# Hill House, 1 Little New St, London EC4A 3TR

Page 5



Location plan showing Conservation Areas and Listed Buildings

# Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) and Proposed (right) Site Plan

# Hill House, 1 Little New St, London EC4A 3TR



Photo: View from Stonecutter St. looking southwest (Application site)

# Hill House, 1 Little New St, London EC4A 3TR



Photo: View from Wine Office Court looking northeast (Application site)



# Hill House, 1 Little New St, London EC4A 3TR



Photos: Views from Shoe Lane looking west (Application site)

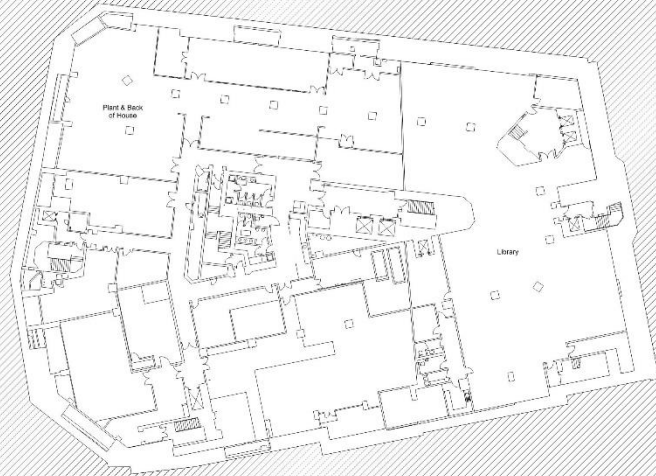
# Hill House, 1 Little New St, London EC4A 3TR



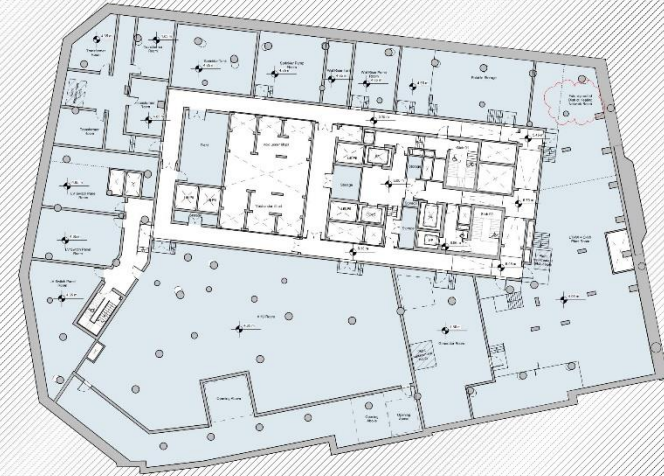
Photo: View from Printer Street looking south (Application site)



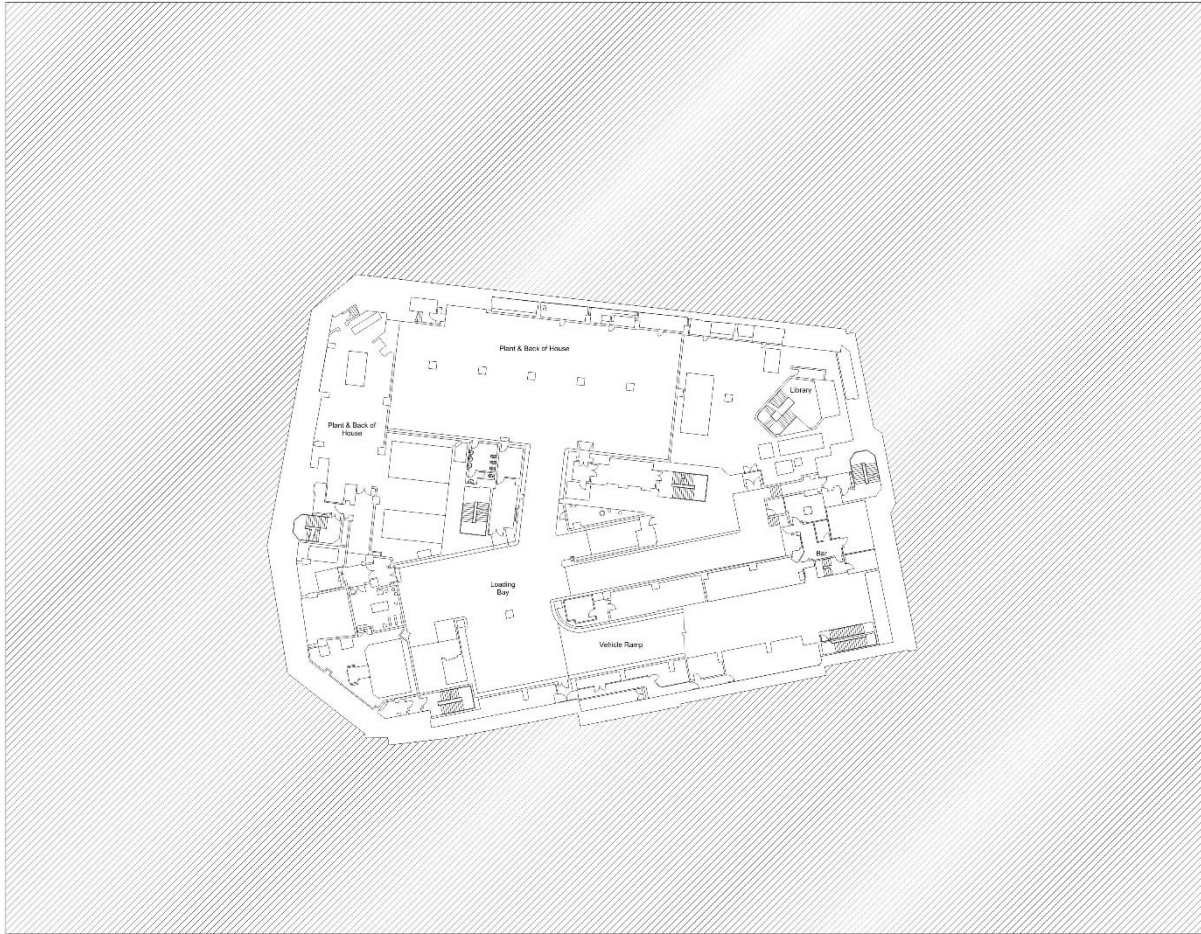
Photo: View of City Walkway from north (left) & south (right) [Application site]



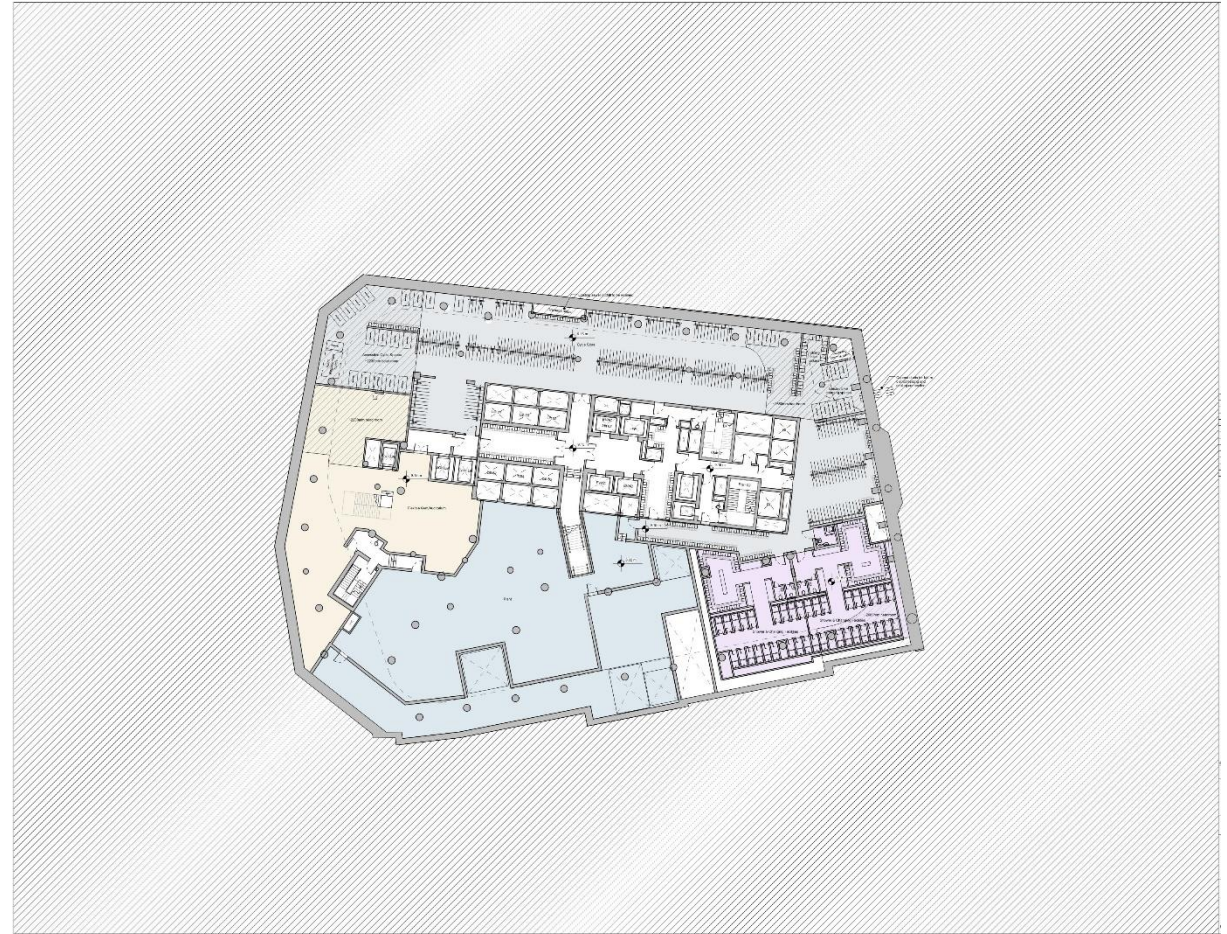
Existing



Proposed

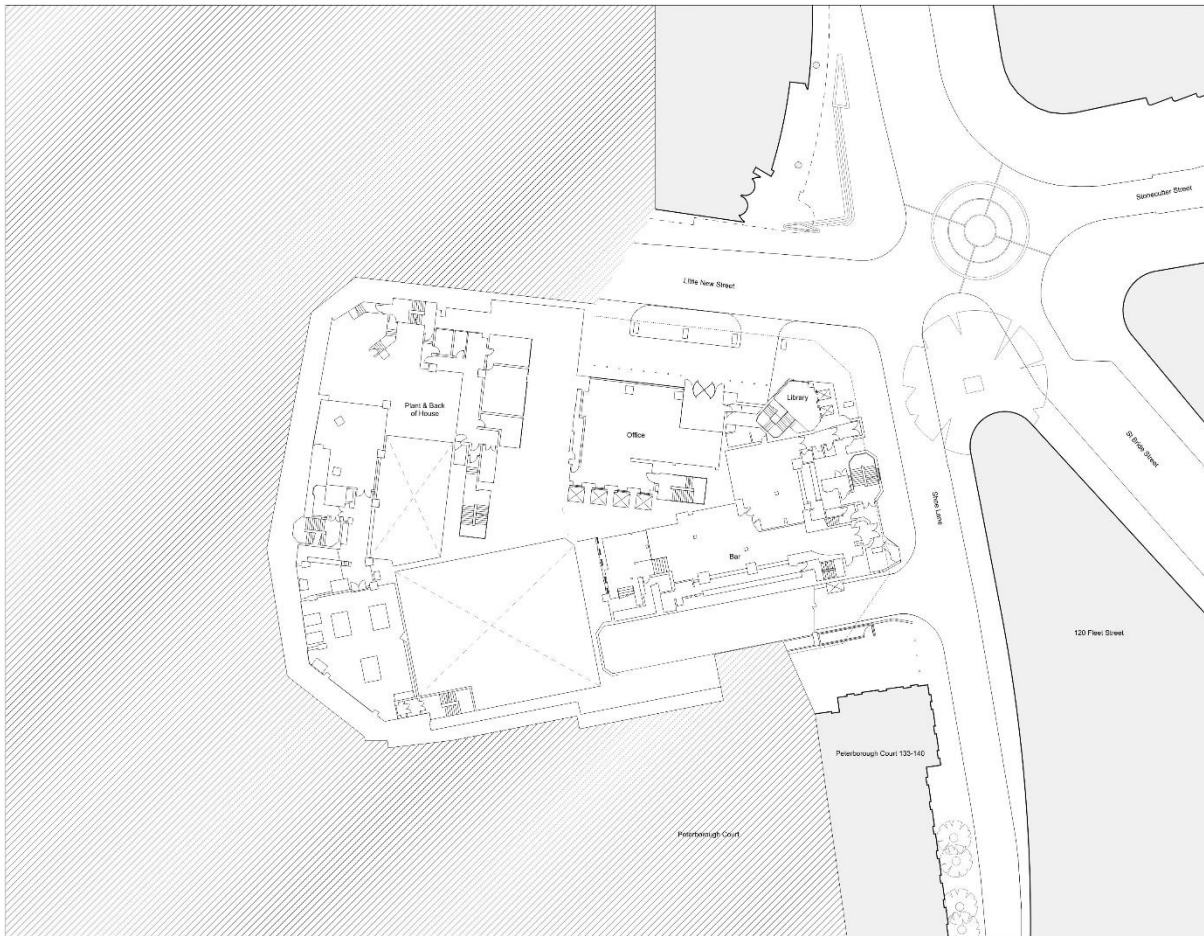


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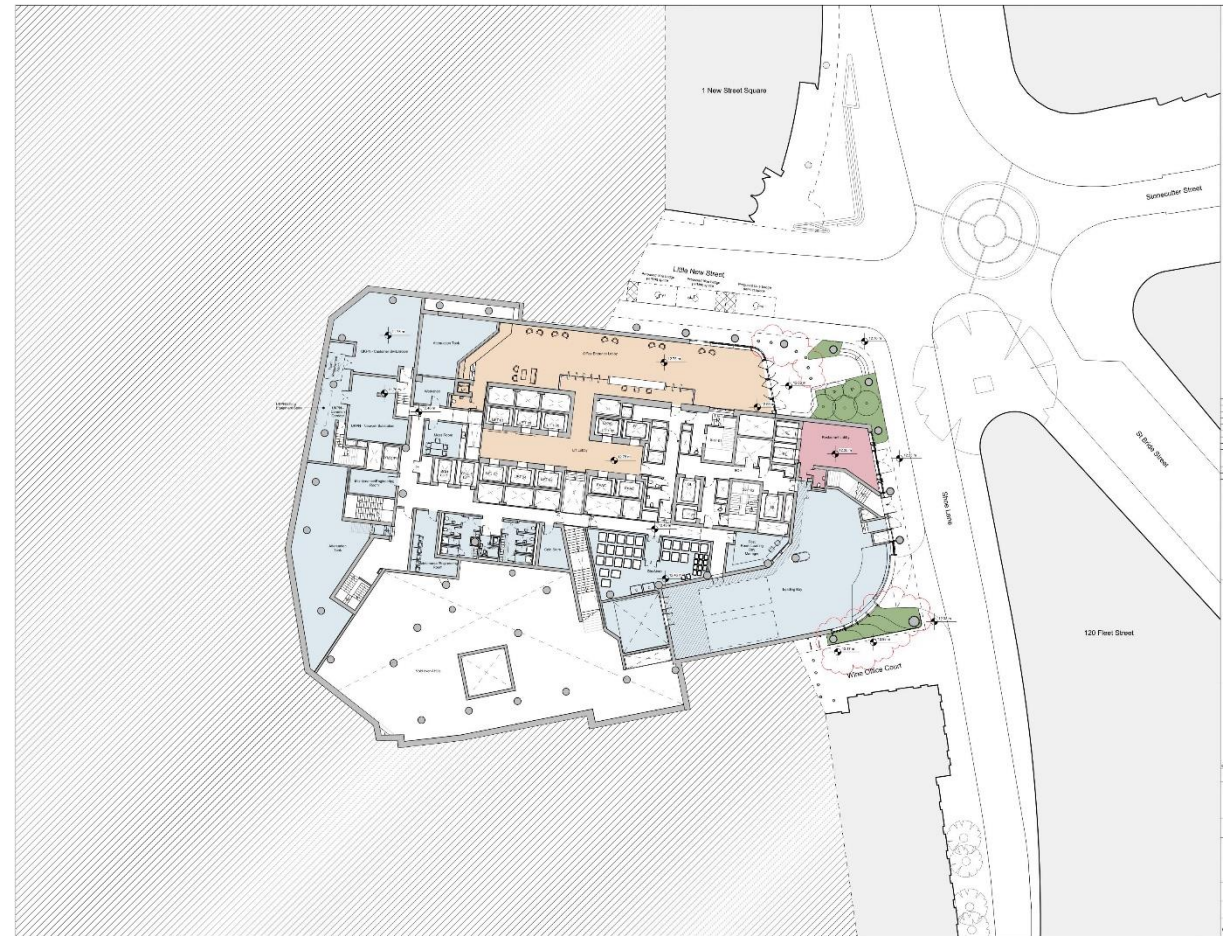


Proposed

# Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) and Proposed (right) Lower Ground Floors

# Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) and Proposed (right) Upper Ground Floors

# Hill House, 1 Little New St, London EC4A 3TR

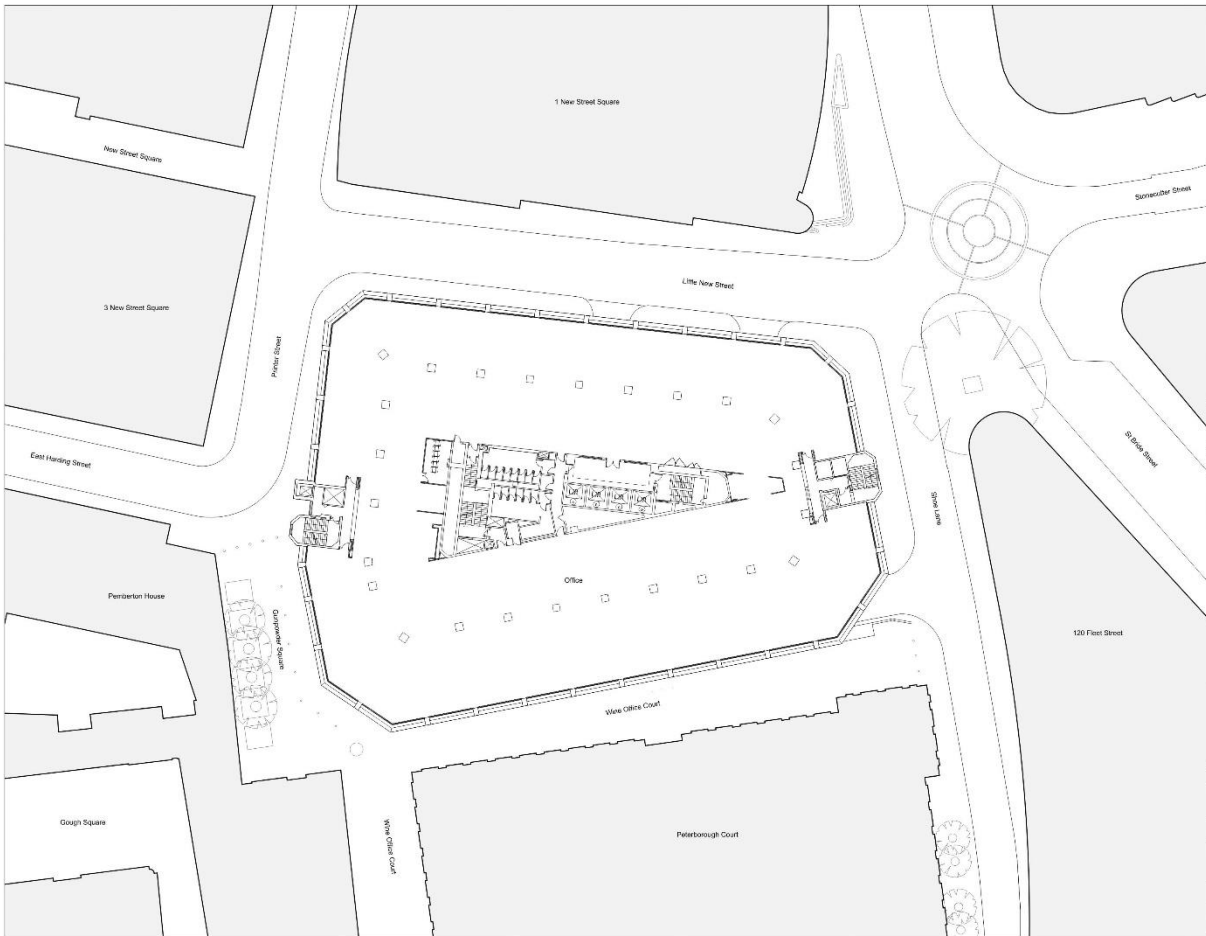


Proposed

Proposed (right) Upper Ground Floor Mezzanine



# Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

# Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

# Hill House, 1 Little New St, London EC4A 3TR

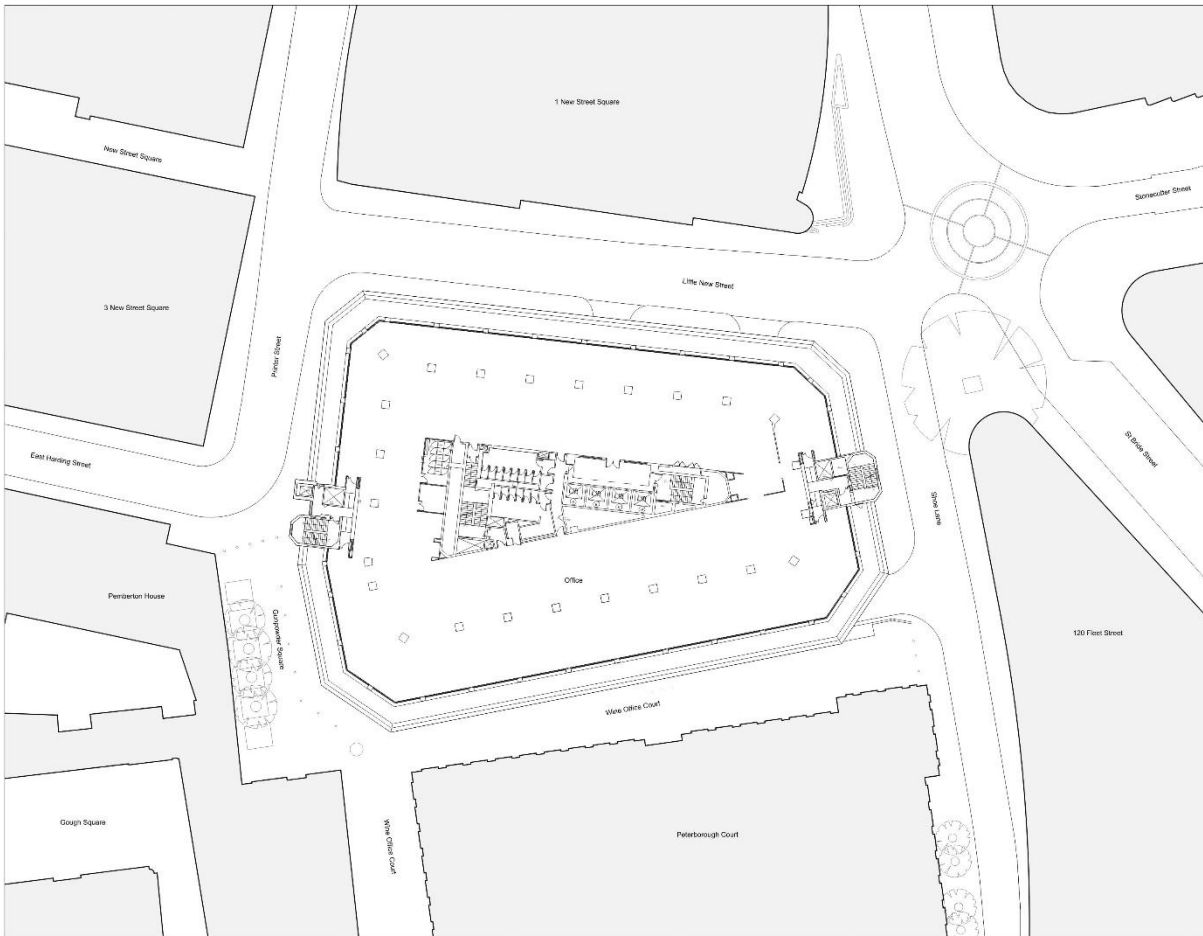


Existing



Proposed

# Hill House, 1 Little New St, London EC4A 3TR

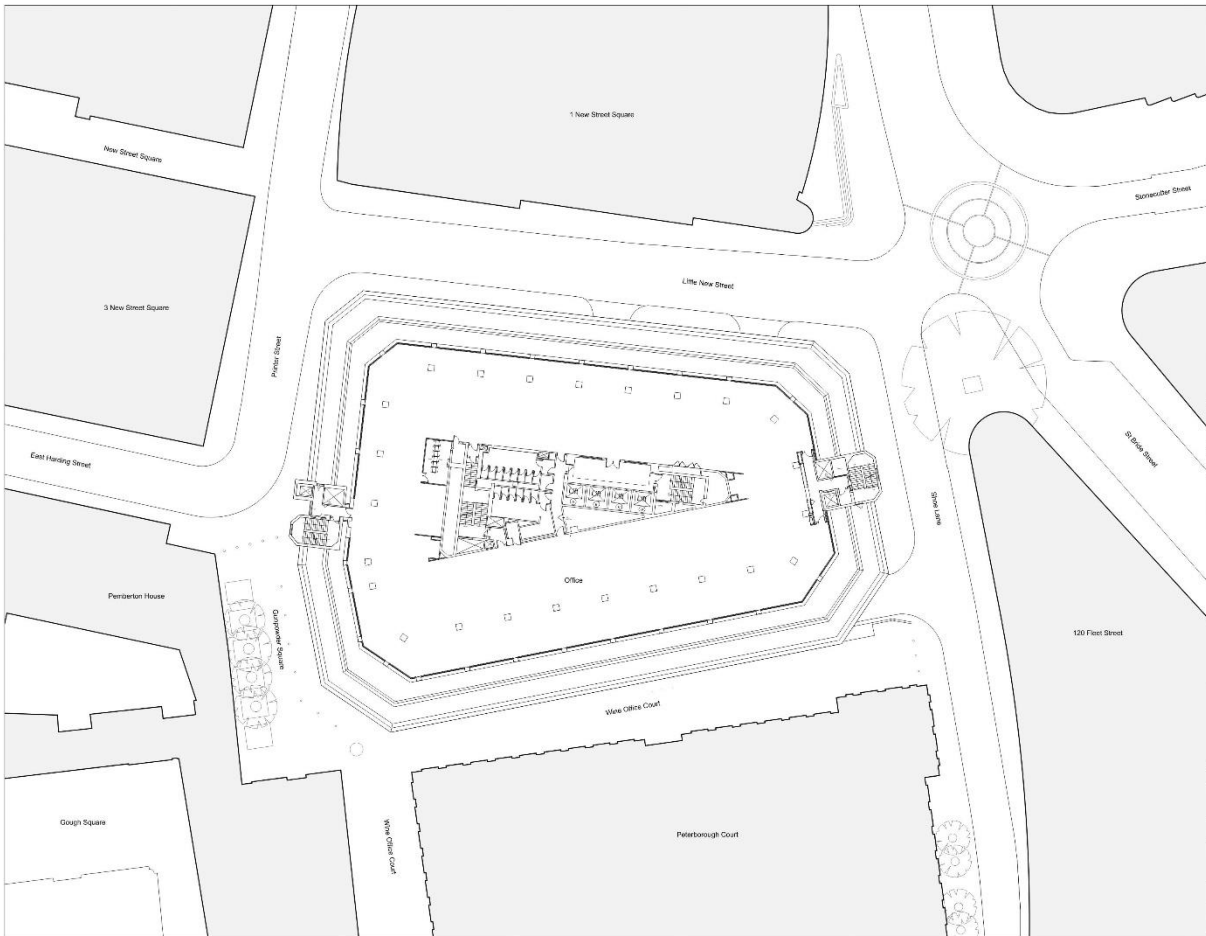


Existing



Proposed

# Hill House, 1 Little New St, London EC4A 3TR

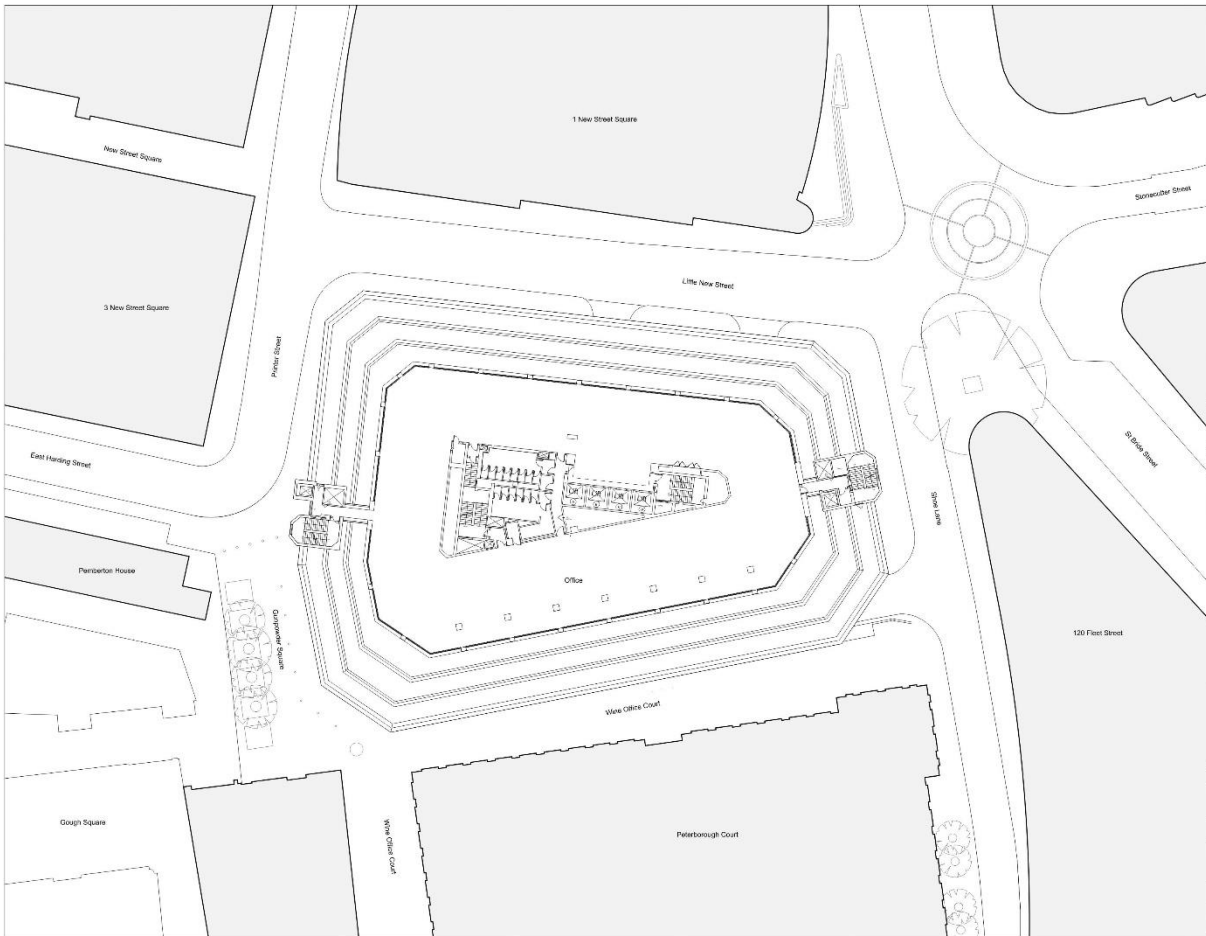


Existing



Proposed

# Hill House, 1 Little New St, London EC4A 3TR

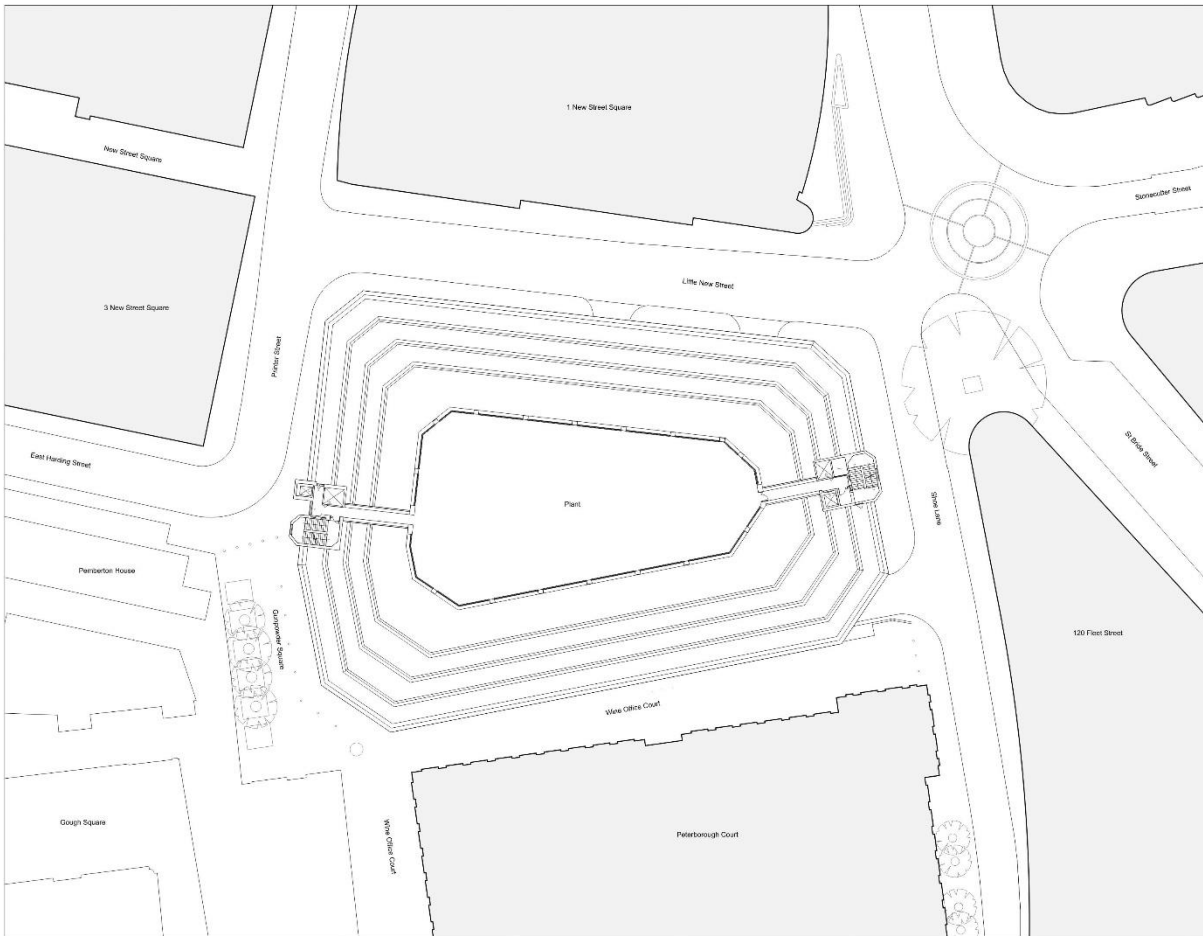


Existing



Proposed

# Hill House, 1 Little New St, London EC4A 3TR

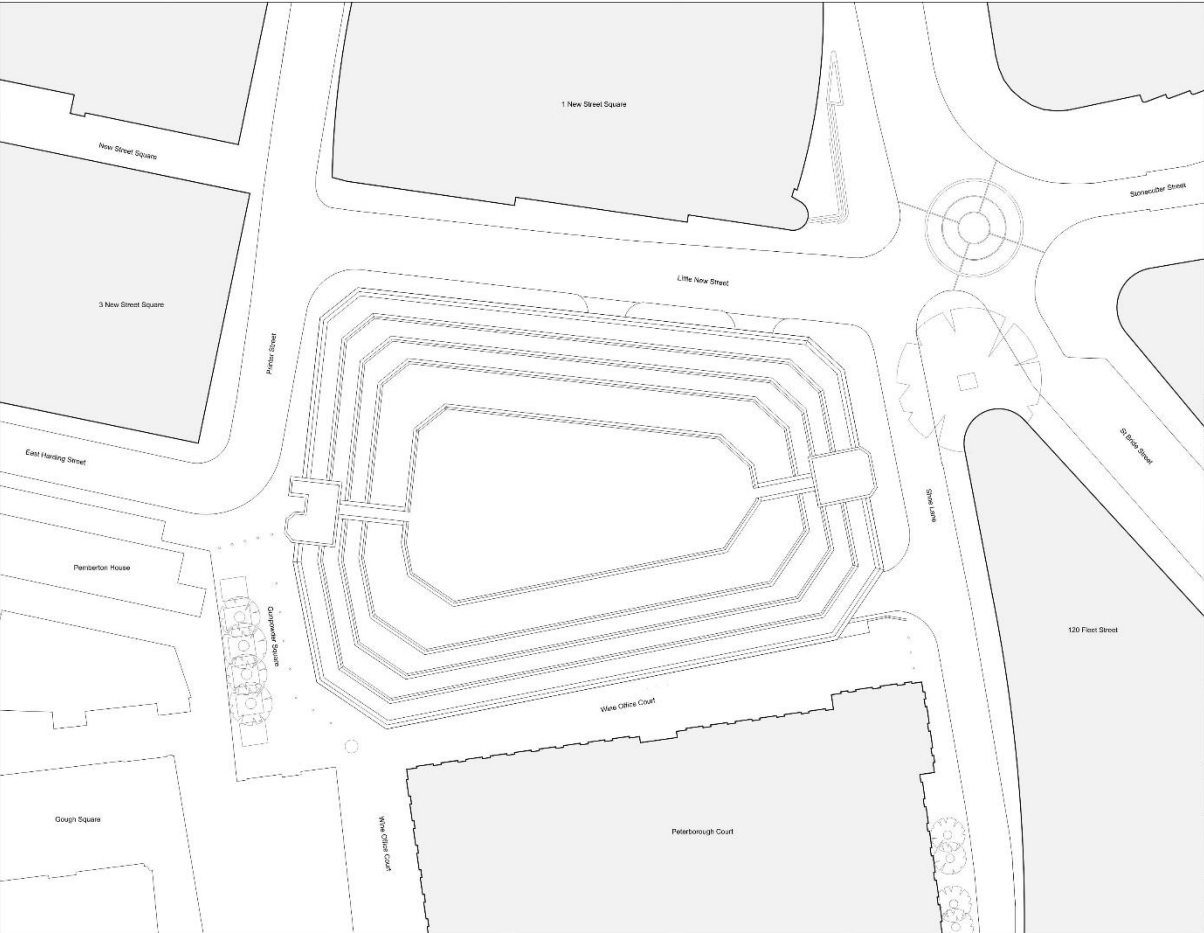


Existing



Proposed

# Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

Existing (left) Roof Level and Proposed (right) Level 08



# Hill House, 1 Little New St, London EC4A 3TR



Proposed

Proposed (right) Level 09

# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 10

# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 11

# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 12

# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 13

# Hill House, 1 Little New St, London EC4A 3TR



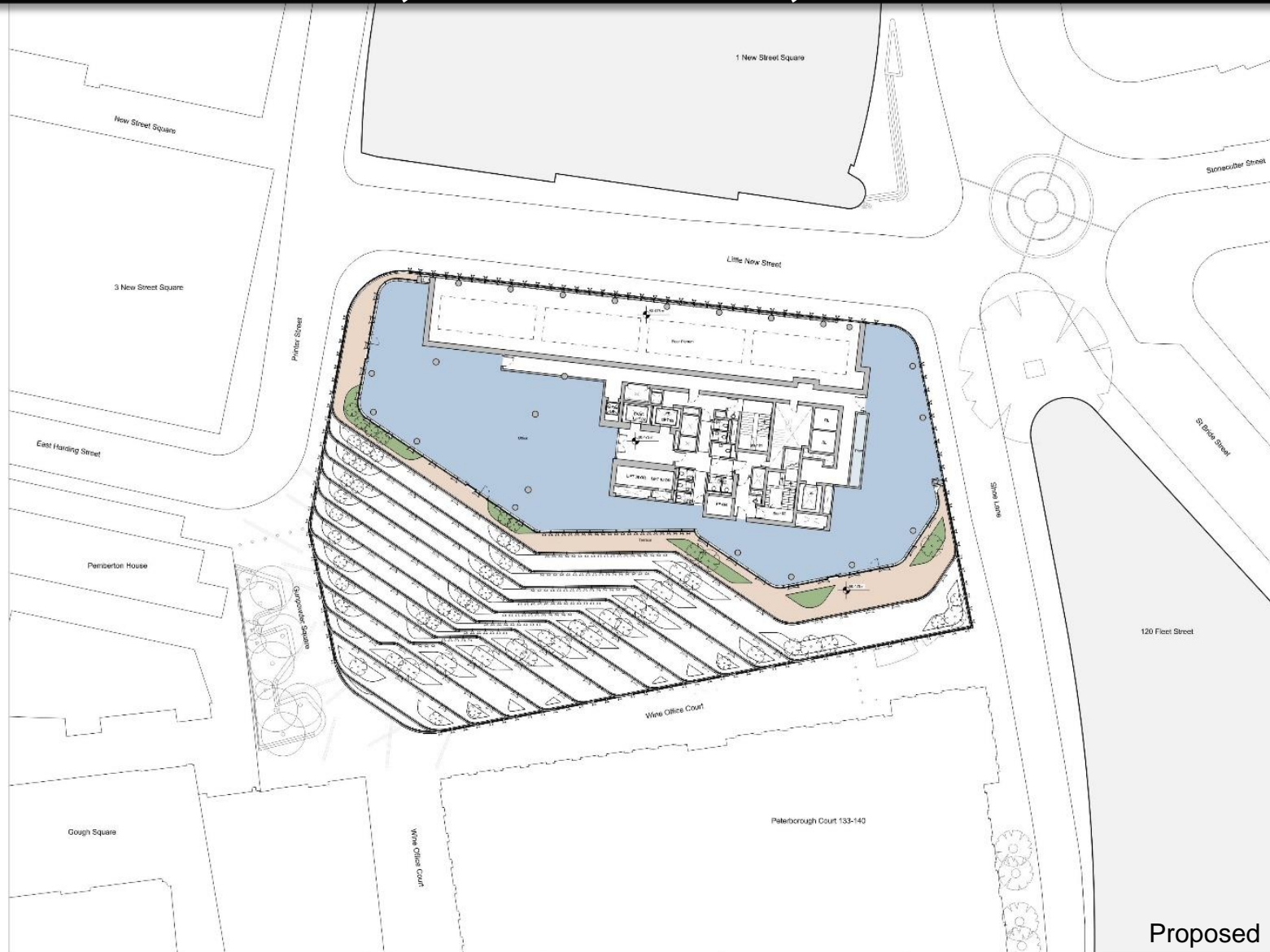
Proposed (right) Level 14

# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 15

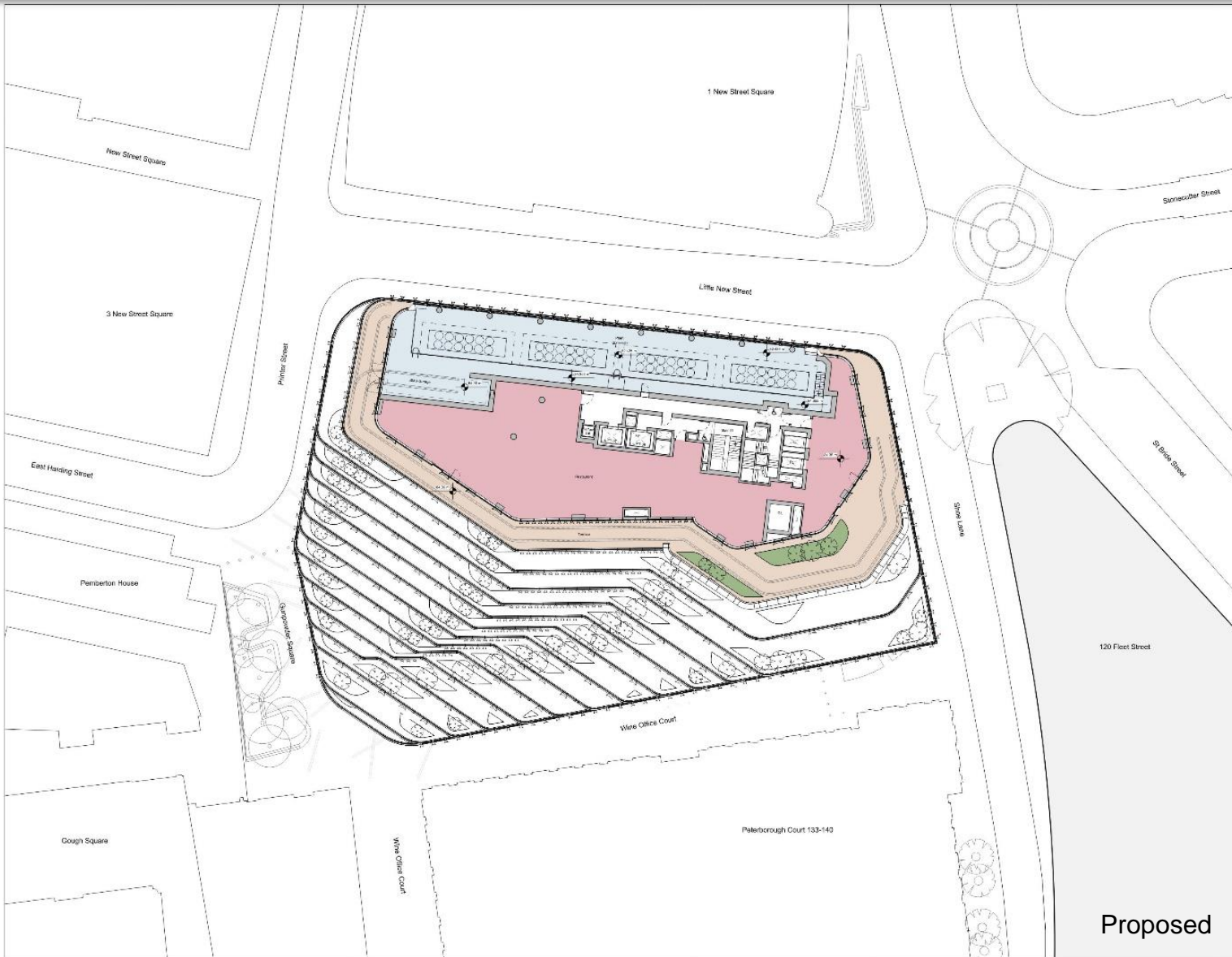
# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 16



# Hill House, 1 Little New St, London EC4A 3TR



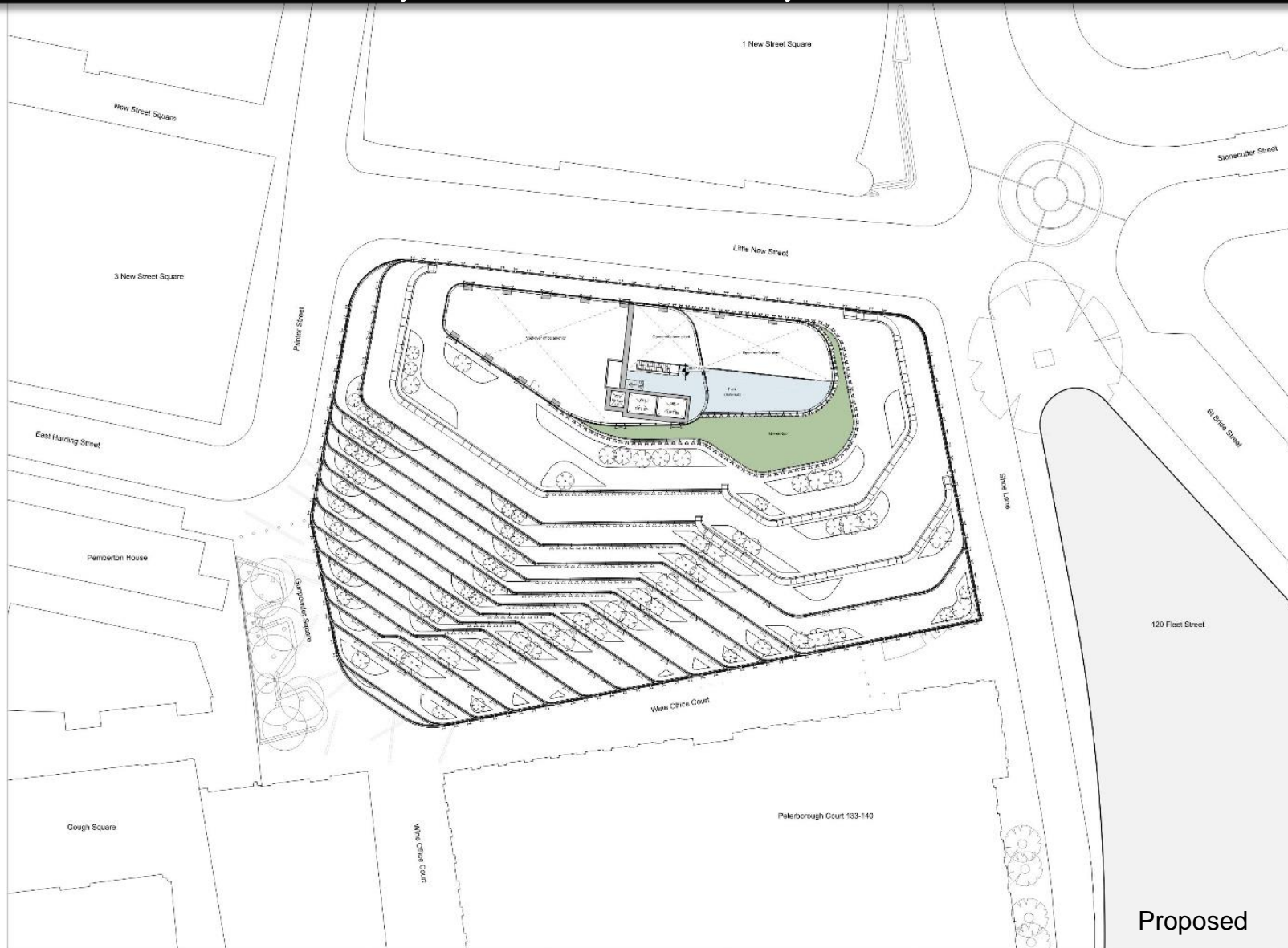
Proposed (right) Level 17

# Hill House, 1 Little New St, London EC4A 3TR



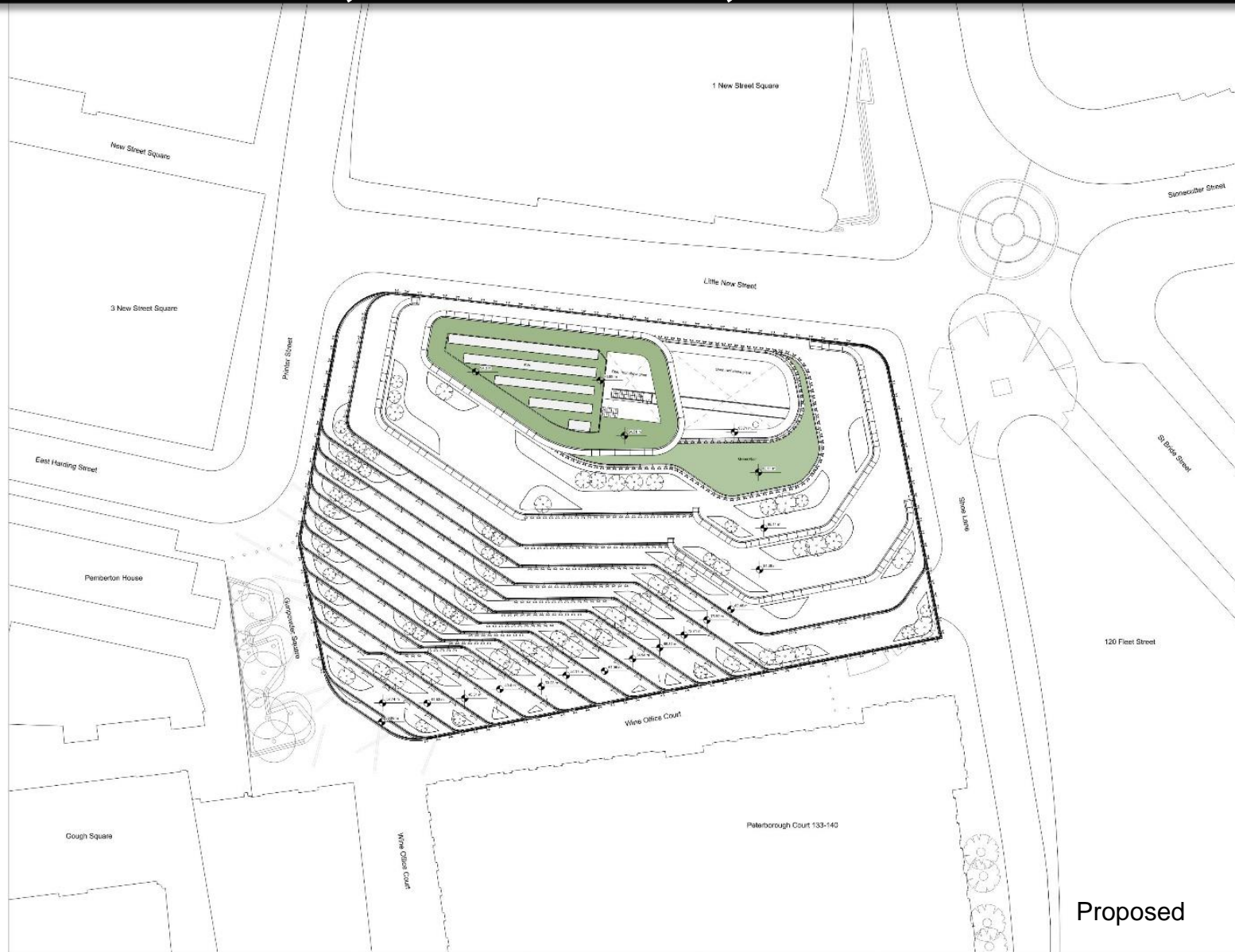
Proposed

# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Level 18 Mezzanine

# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Roof Level

# Hill House, 1 Little New St, London EC4A 3TR



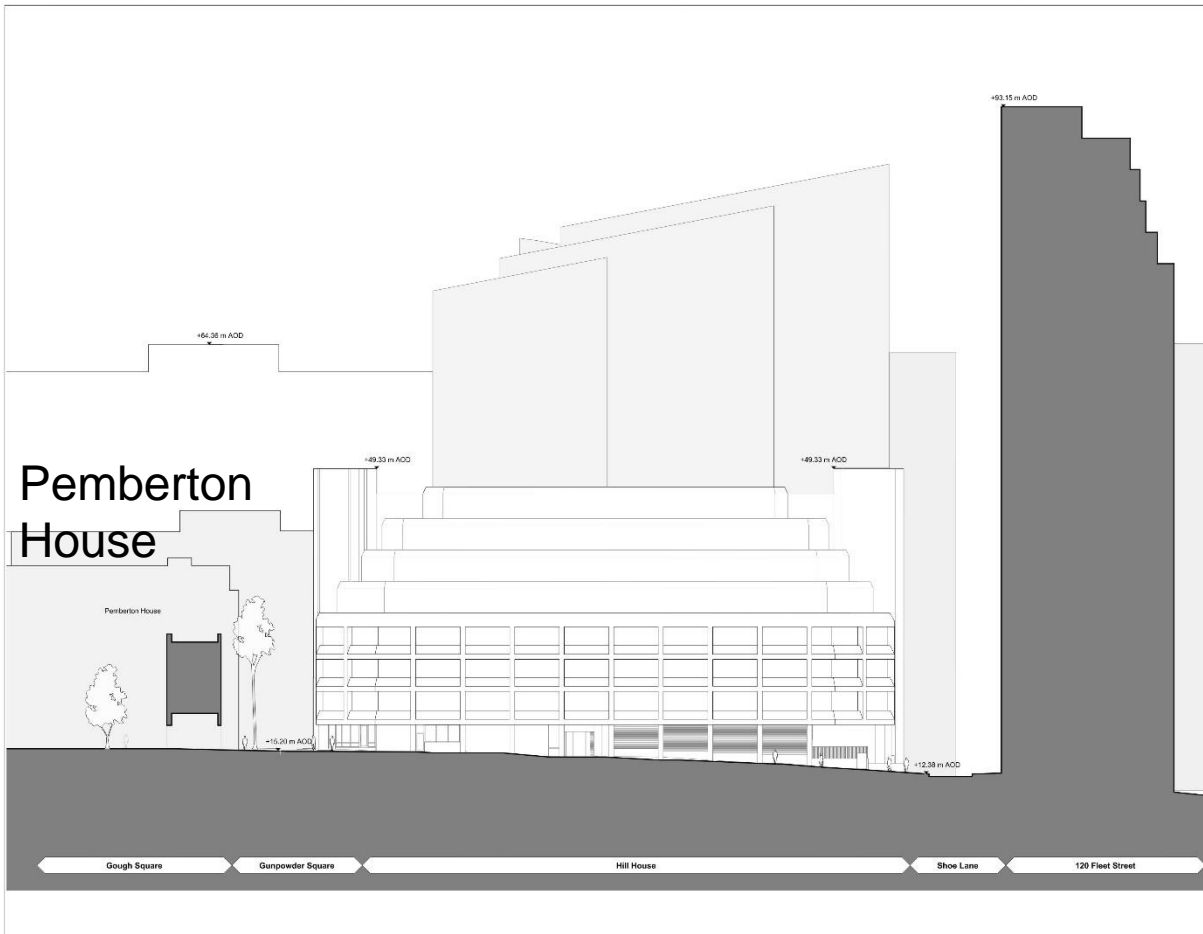
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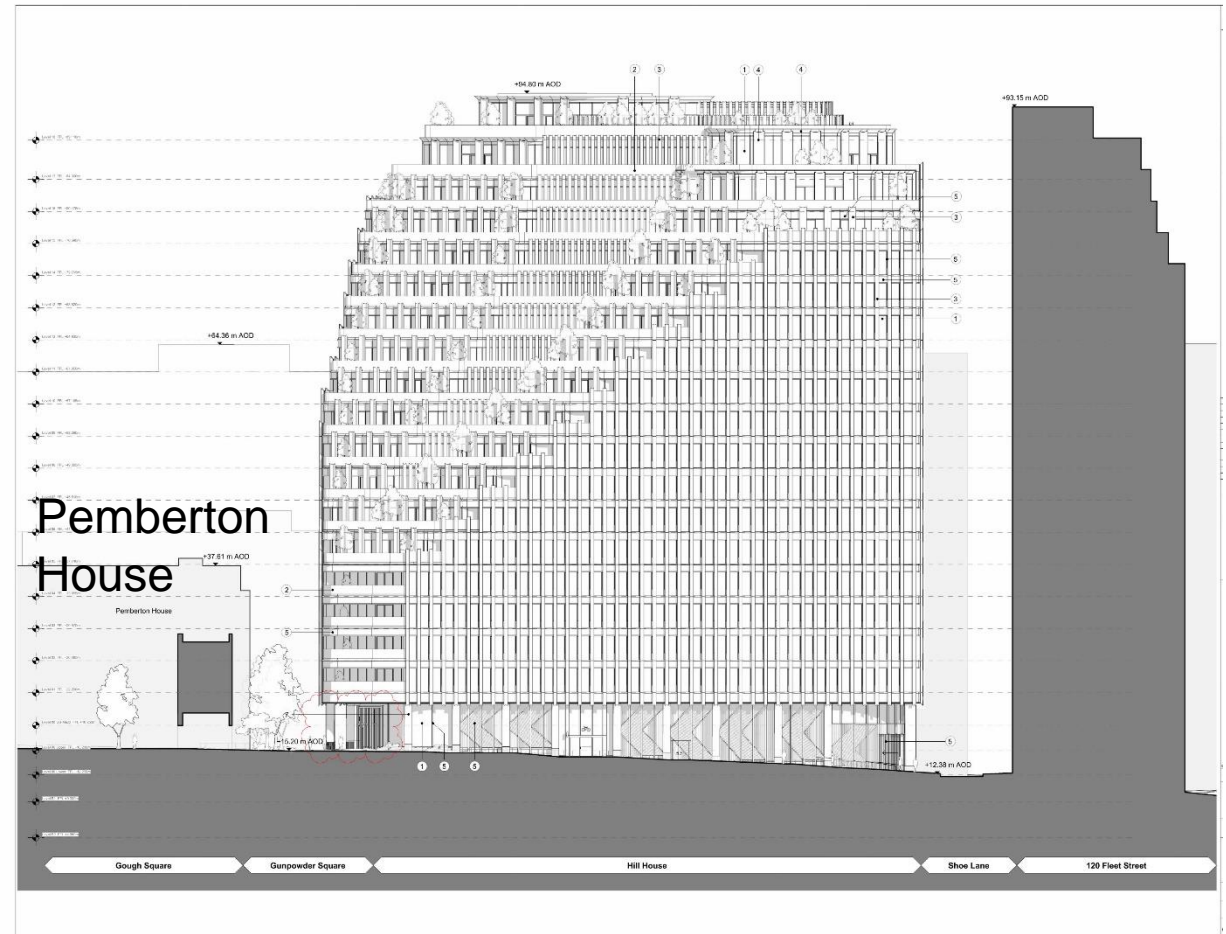
Proposed

Existing (left) and Proposed (right) West Elevations

# Hill House, 1 Little New St, London EC4A 3TR



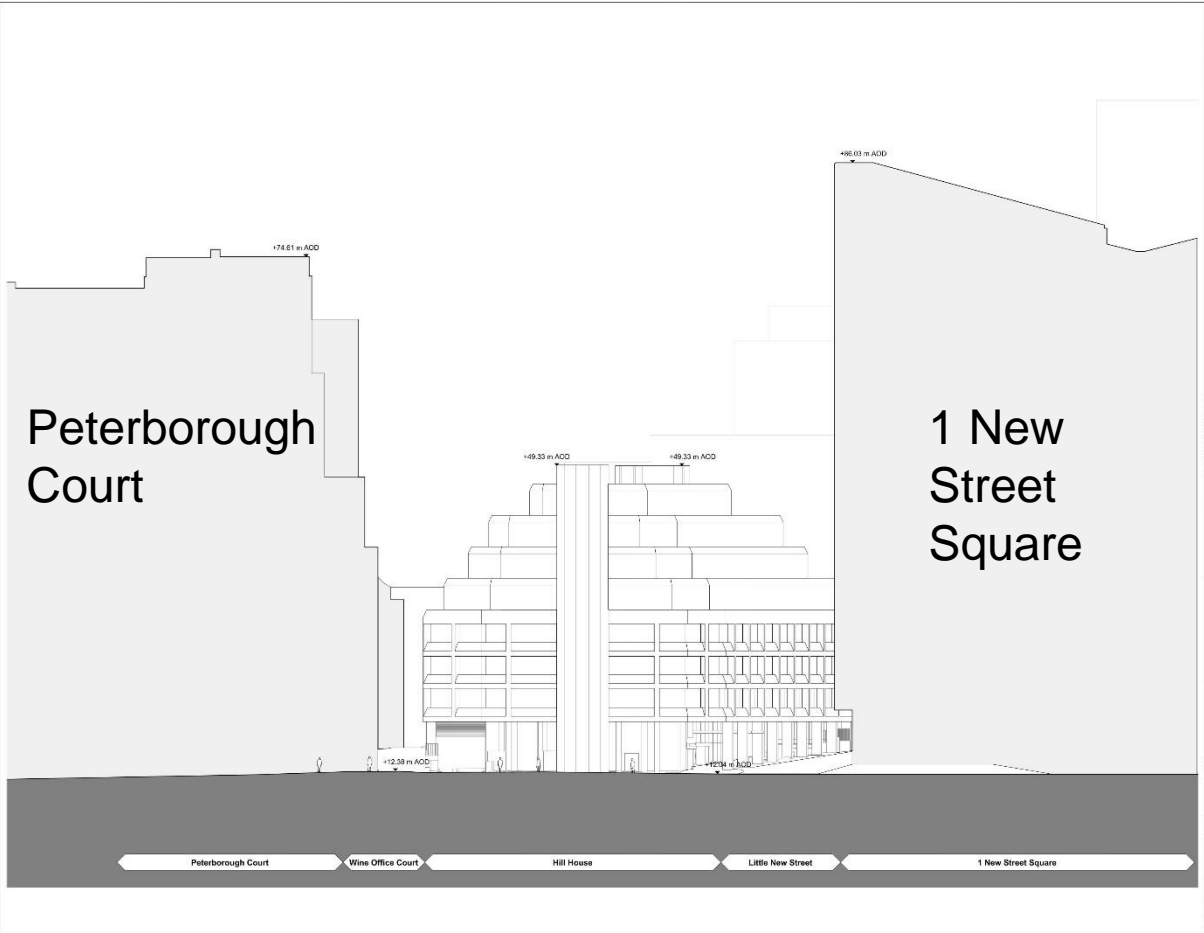
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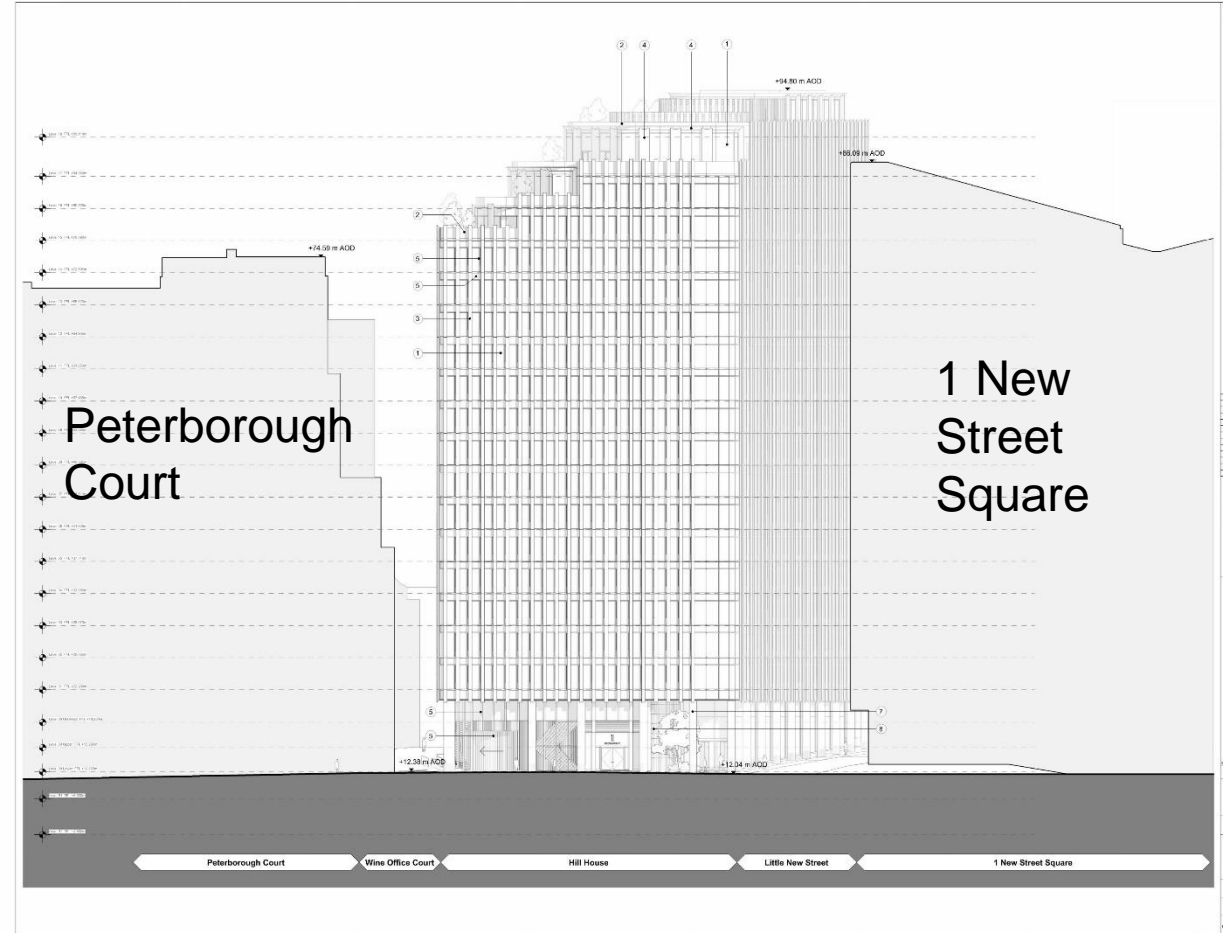
Proposed

Existing (left) and Proposed (right) South Elevations

# Hill House, 1 Little New St, London EC4A 3TR

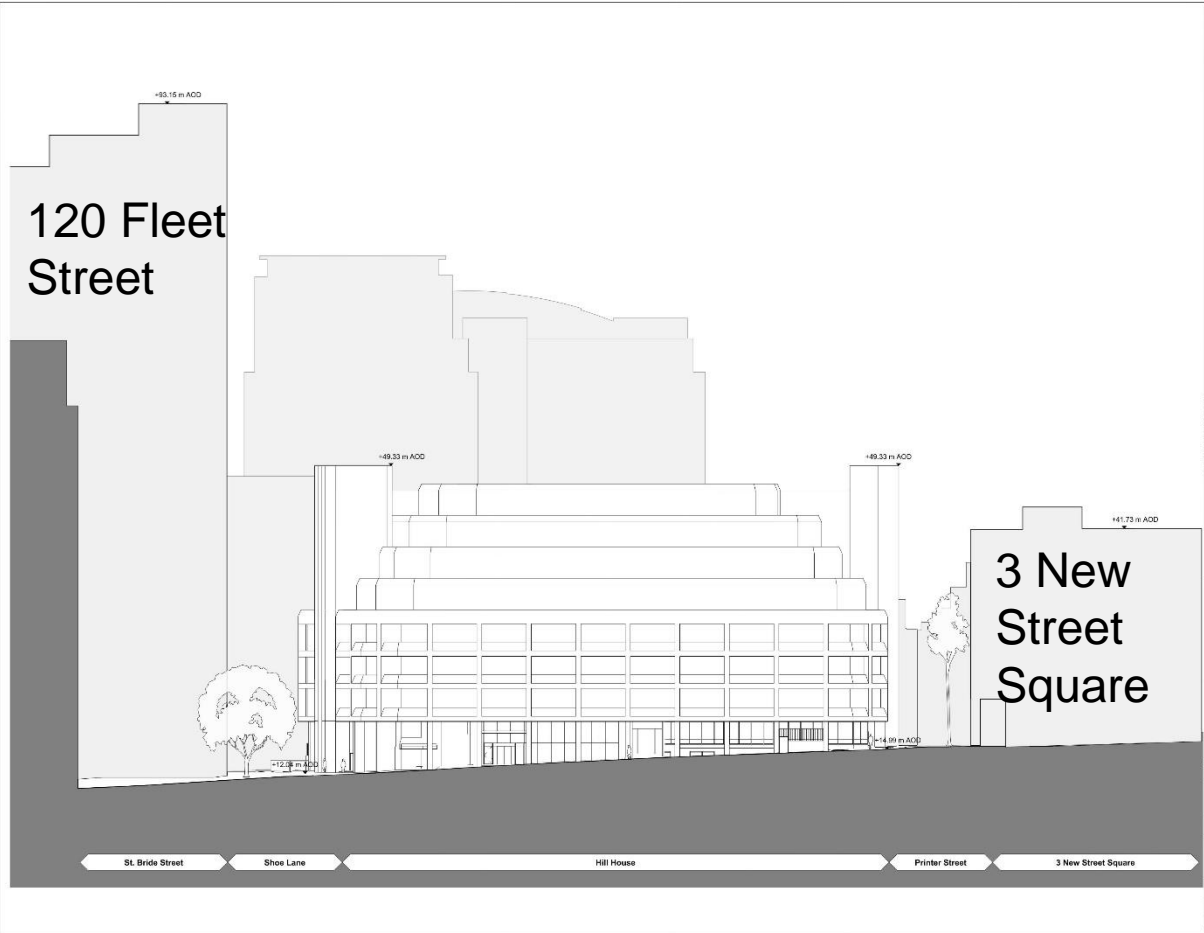


Existing

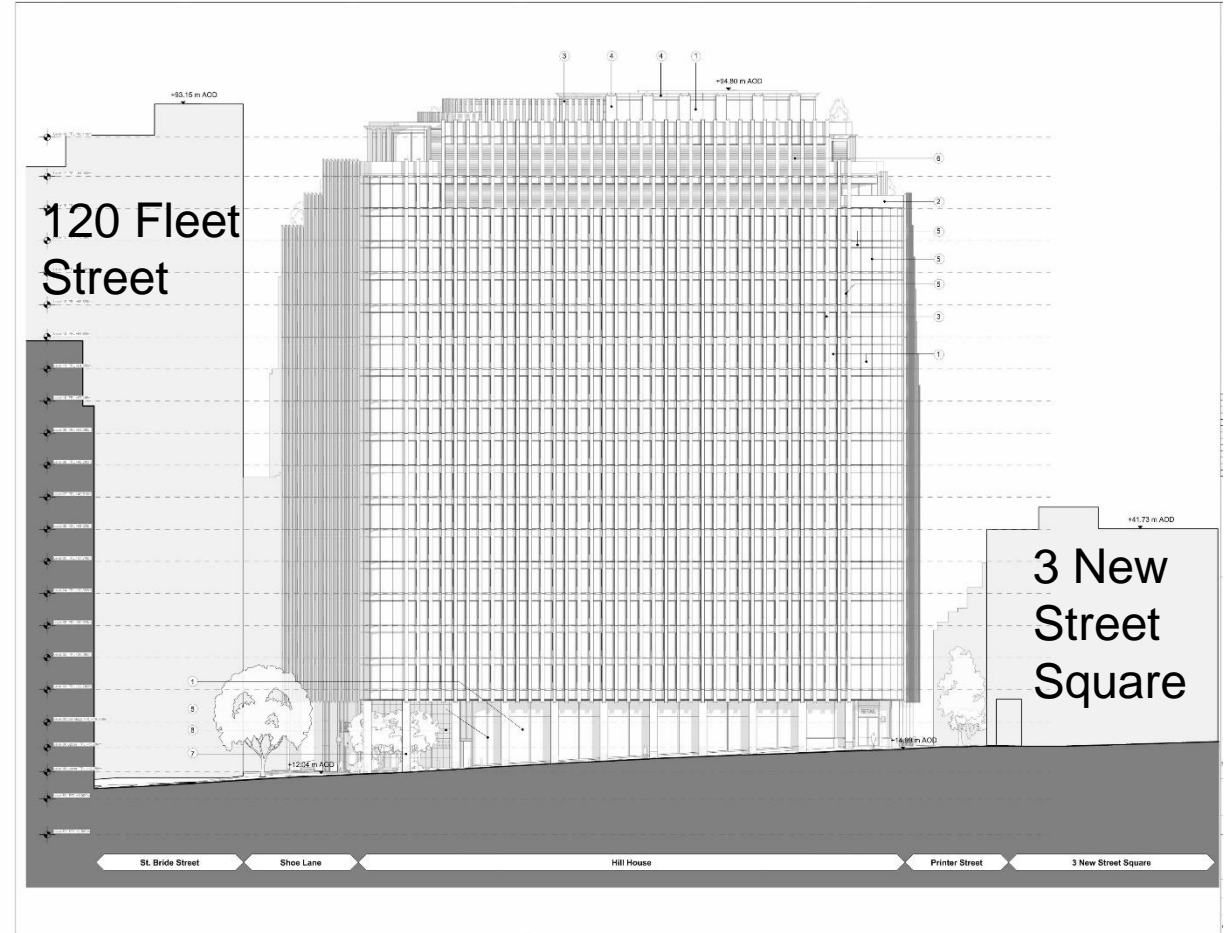


Proposed

Existing (left) and Proposed (right) East Elevations



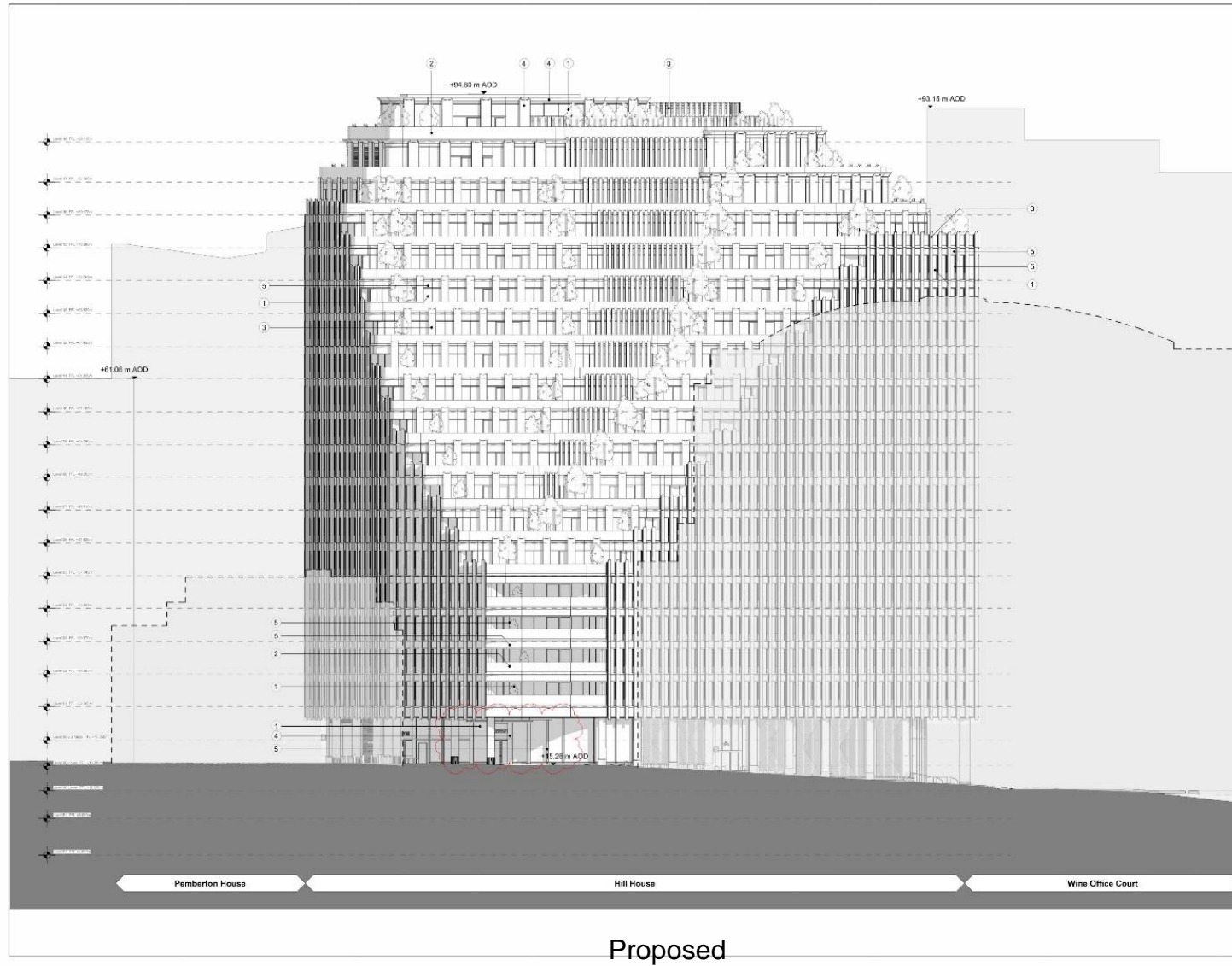
Existing



Proposed



# Hill House, 1 Little New St, London EC4A 3TR



Proposed (right) Southwest Elevation

# Hill House, 1 Little New St, London EC4A 3TR



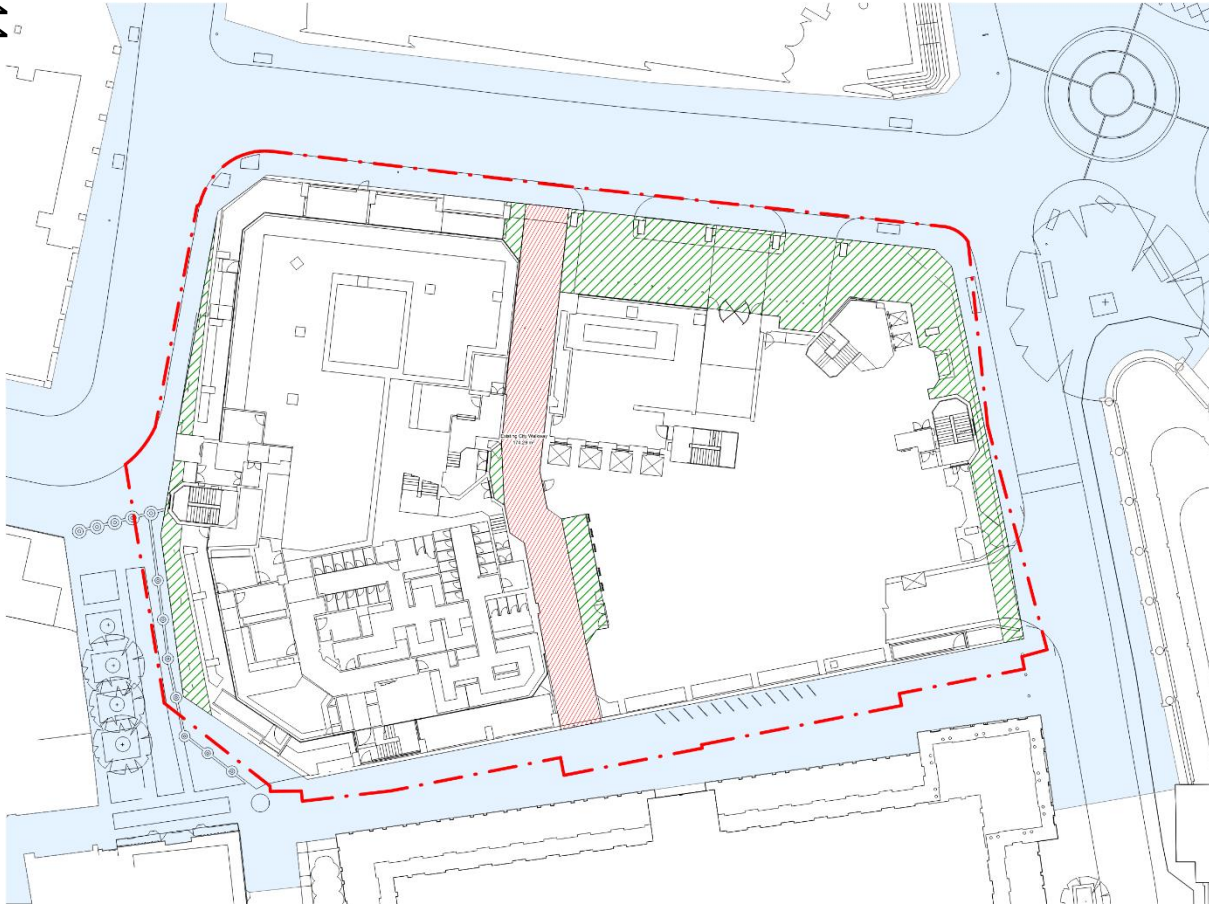
Proposed ground floor uses

# Hill House, 1 Little New St, London EC4A 3TR



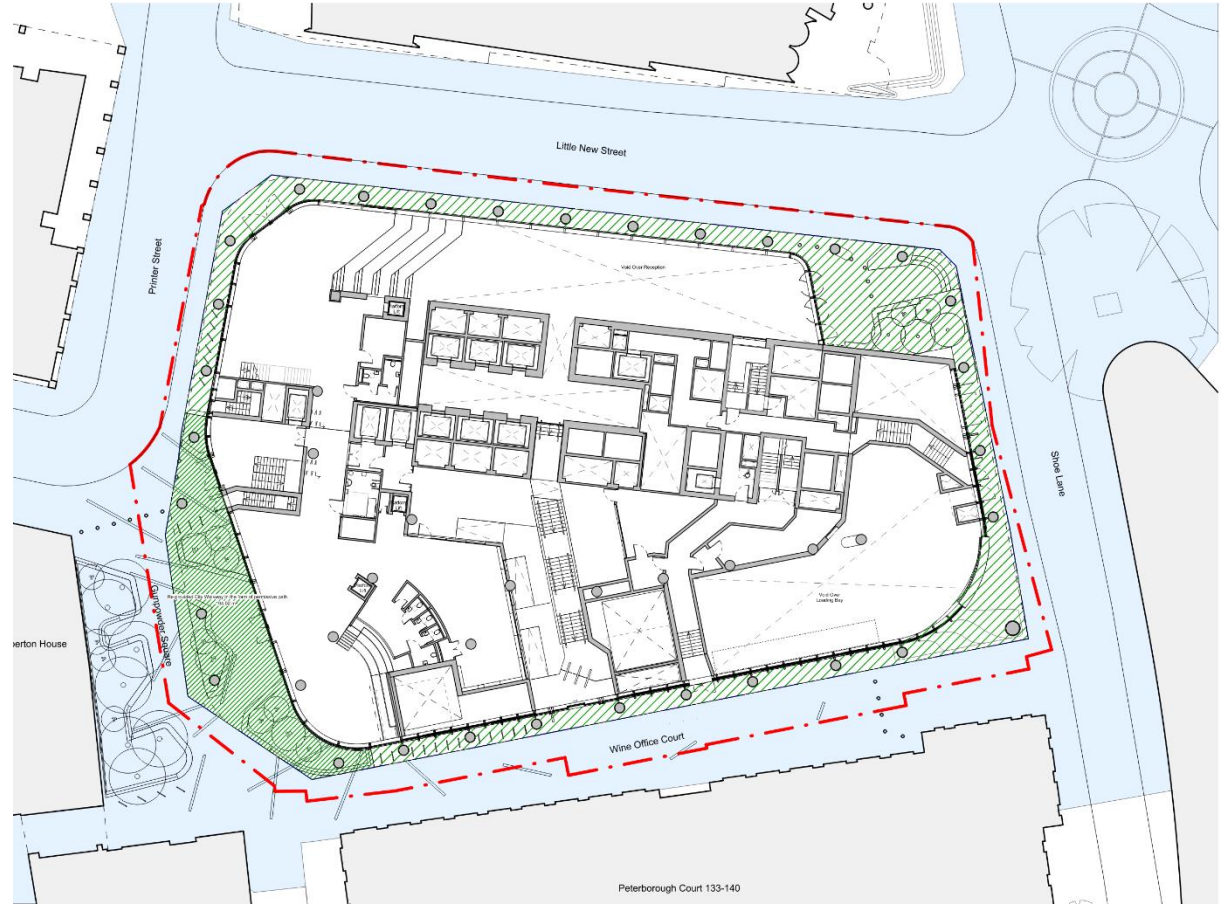
Proposed ground floor uses

# Hill House, 1 Little New St, London EC4A 3TR



Existing






City Walkway:  $174\text{ m}^2$   
 Permissive Paths:  $382\text{ m}^2$   
 Total:  **$556\text{ m}^2$**



Proposed

Re-provided City Walkway in the form of permissive path:  $194\text{ m}^2$   
 Permissive Paths:  $414\text{ m}^2$   
 Total:  **$608\text{ m}^2$**

Notes

-  Adopted Highway
-  City Walkway
-  Permissive Paths
-  Re-provided City Walkway in the form of permissive path
-  Application Boundary

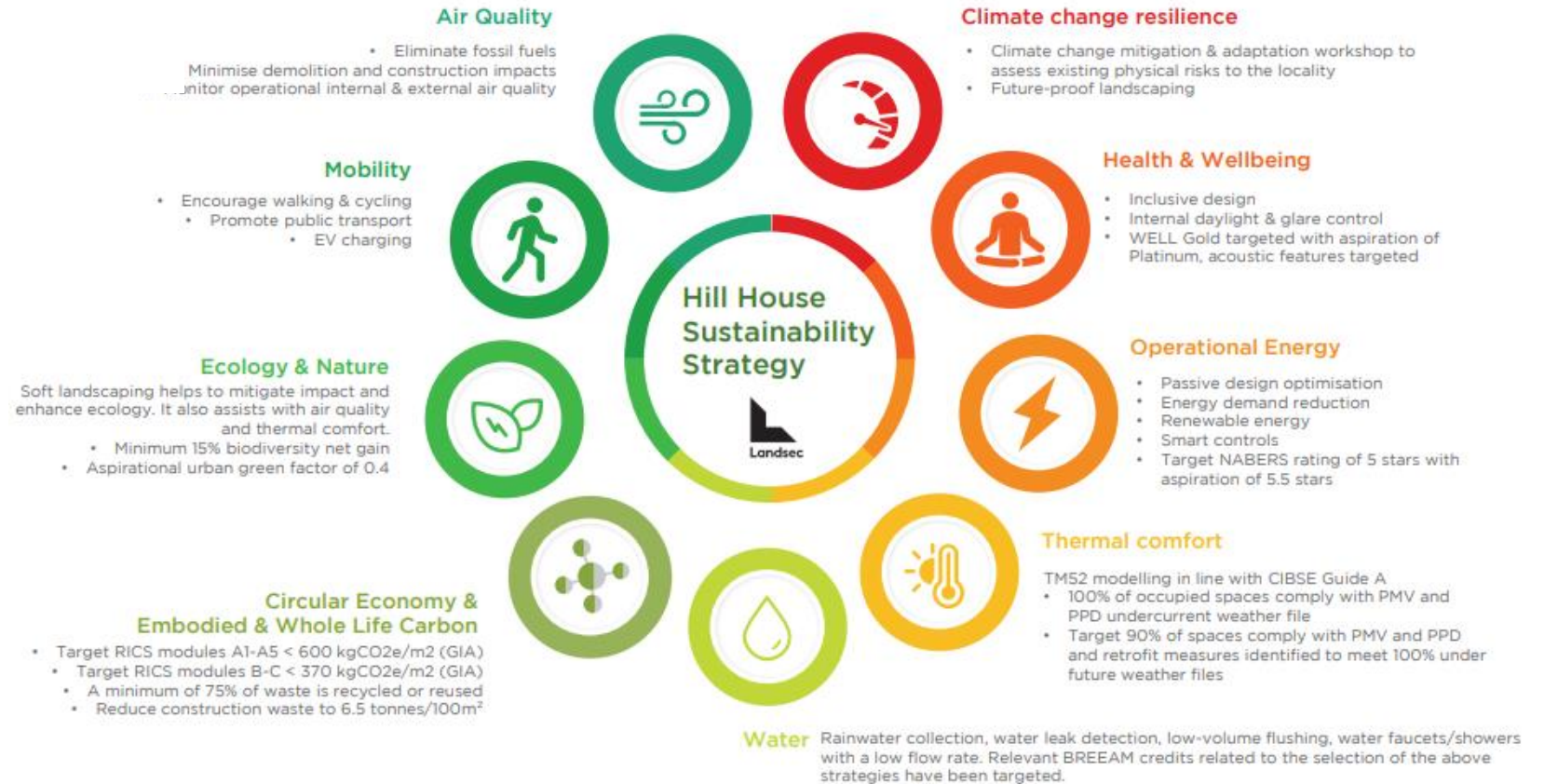
Loss of City Walkway

The Proposed Development is targeting the following:

**BREEAM:** Excellent (Outstanding aspiration)

**WELL:** Gold (Platinum aspiration)

**NABERS:** 5 Stars (5.5 Stars aspiration)



# Hill House, 1 Little New St, London EC4A 3TR



**Option 01**  
Minor Refurbishment

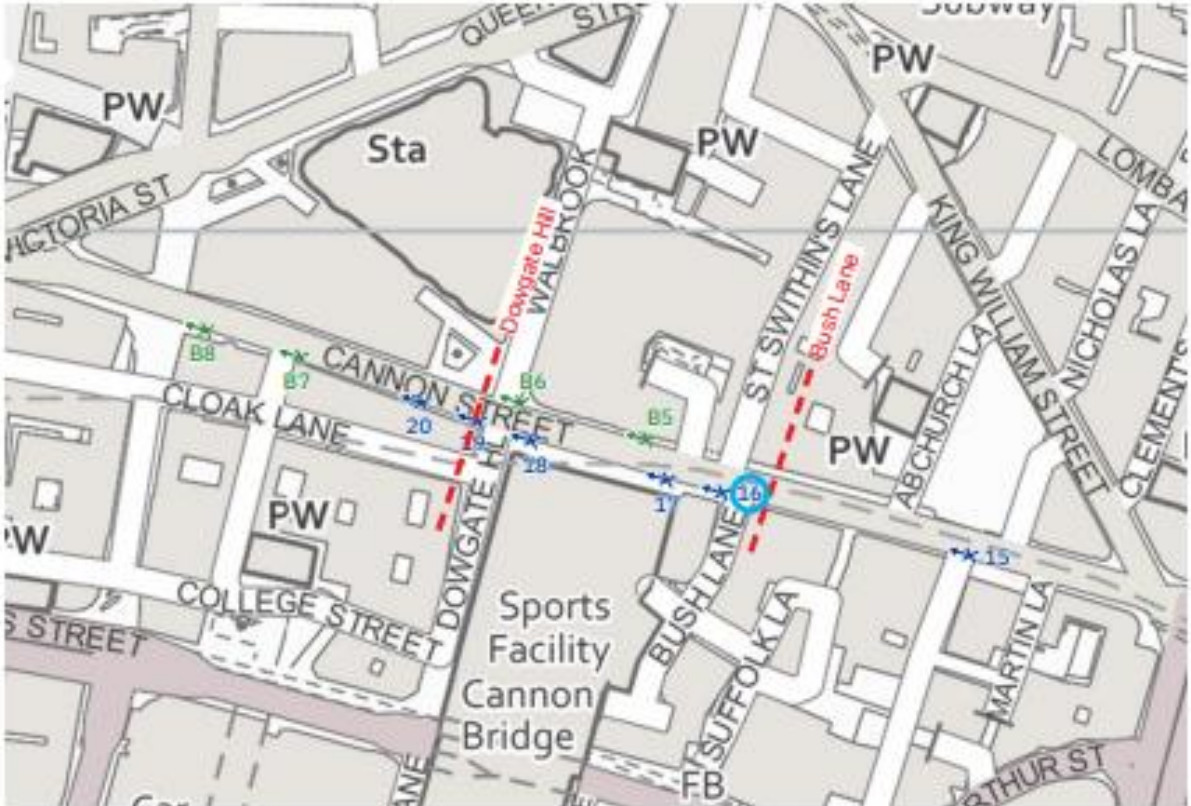
**Option 02**  
Major Refurbishment

**Option 03**  
Major Refurbishment & Extension

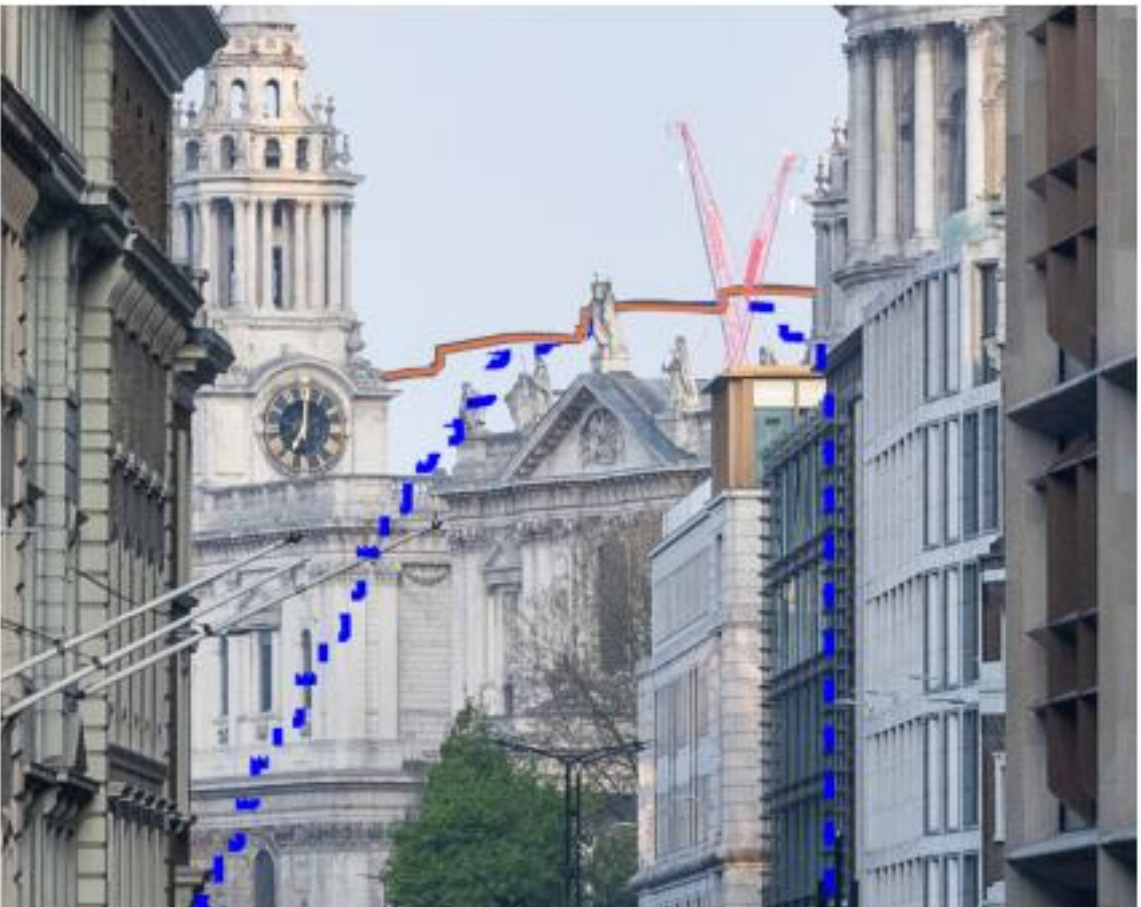
**Option 04**  
New Build

Option Reference	B1	B2+	B3+	C
Project Reference Period	60	60	60	60
Gross Internal Area (GIA) m <sup>2</sup>	25,264	43,879	50,647	50,834
Net Internal Area (NIA) m <sup>2</sup>	12,958	25,762	27,283	28,207
Change to NIA compared to existing m <sup>2</sup>	1,185	13,989	15,510	16,434
Substructure % retained by mass	100	99	93	91
Superstructure % retained by mass	90	46	32	0
<b>Total WLCA (inc. B6 &amp; pre-demo)</b> <small>(kgCO<sub>2</sub>e/m<sup>2</sup> GIA, B7 not included)</small>	<b>1,389.4</b>	<b>1,525.4</b>	<b>1,632.4</b>	<b>1,678.4</b>
<b>Upfront Embodied Carbon (A1-A5)</b> <small>(kgCO<sub>2</sub>e/m<sup>2</sup> GIA)</small>	<b>297</b>	<b>425</b>	<b>527</b>	<b>563</b>
<b>In Use Embodied Carbon (B-C)</b> <small>(kgCO<sub>2</sub>e/m<sup>2</sup> GIA)</small>	<b>356</b>	<b>356</b>	<b>356</b>	<b>356</b>
<b>Operational Carbon for building lifetime (B6)</b> <small>(kgCO<sub>2</sub>e/m<sup>2</sup> GIA)</small>	<b>734.4</b>	<b>734.4</b>	<b>734.4</b>	<b>734.4</b>
<b>Total WLCA (inc. B6 &amp; pre-demo)</b> <small>(tCO<sub>2</sub>e, B7 not included)</small>	<b>35,102</b>	<b>66,933</b>	<b>82,676</b>	<b>85,320</b>
<b>Total Existing Building Demolition</b> <small>(tCO<sub>2</sub>e)</small>	<b>51</b>	<b>439</b>	<b>760</b>	<b>1,271</b>
<b>Upfront Embodied Carbon (A1-A5)</b> <small>(tCO<sub>2</sub>e)</small>	<b>7,503</b>	<b>18,649</b>	<b>26,691</b>	<b>28,620</b>
<b>In Use Embodied Carbon (B-C)</b> <small>(tCO<sub>2</sub>e)</small>	<b>8,994</b>	<b>15,621</b>	<b>18,030</b>	<b>18,097</b>
<b>Operational Carbon for building lifetime (B6)</b> <small>(tCO<sub>2</sub>e)</small>	<b>18,554</b>	<b>32,225</b>	<b>37,195</b>	<b>37,332</b>

# Hill House, 1 Little New St, London EC4A 3TR



Iteration 04 - Zone of Visual Influence



Iteration 04 - View 16 - Wireline zoomed in view from Cannon Street

Proposed – with red line showing 120 Fleet Street and blue dashed line showing proposed development at Hill House



Heritage and townscape – Existing view - St Paul's Cathedral from the Monument





Heritage and townscape – Proposed view - St Paul's Cathedral from the Monument



Existing View from LVMF 16B.1 with 120 Fleet Street

# Hill House, 1 Little New St, London EC4A 3TR



Proposed View from LVMF 16B.1 with 120 Fleet Street

Heritage and townscape – Proposed River prospect protected view (LVMF 16B.1)

# Hill House, 1 Little New St, London EC4A 3TR



Existing View with 120 Fleet Street

Heritage and townscape – Existing -The Strand view (impact to St Mary le Strand)

# Hill House, 1 Little New St, London EC4A 3TR



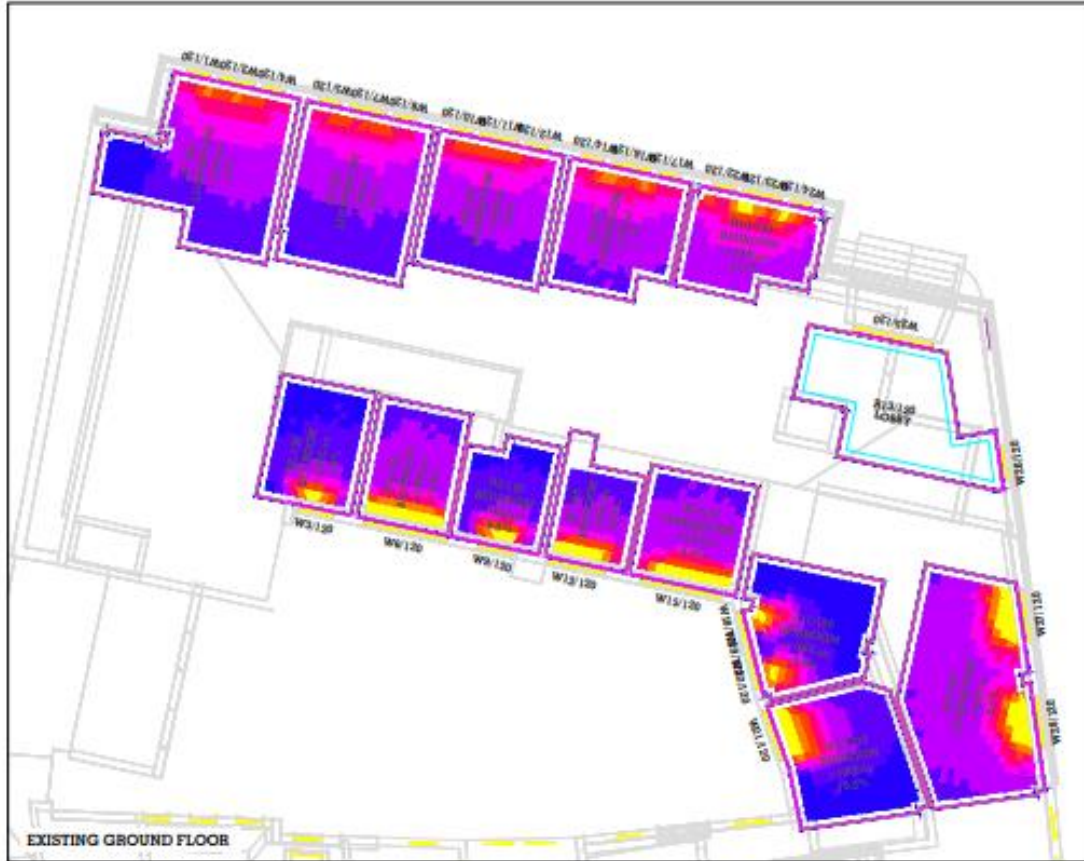
Proposed View with 120 Fleet Street

Heritage and townscape – Proposed - The Strand view (impact to St Mary le Strand)

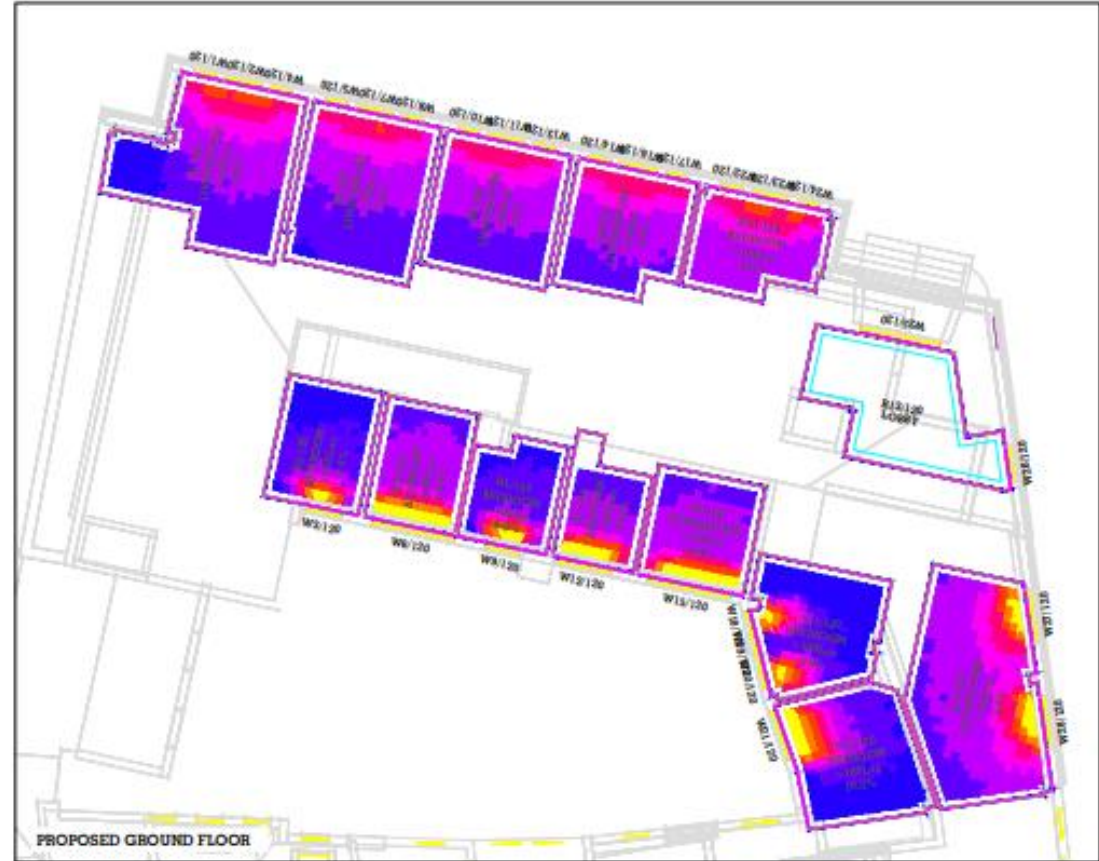
# Hill House, 1 Little New St, London EC4A 3TR



Daylight / sunlight impacts (radiance assessment) – Pemberton House

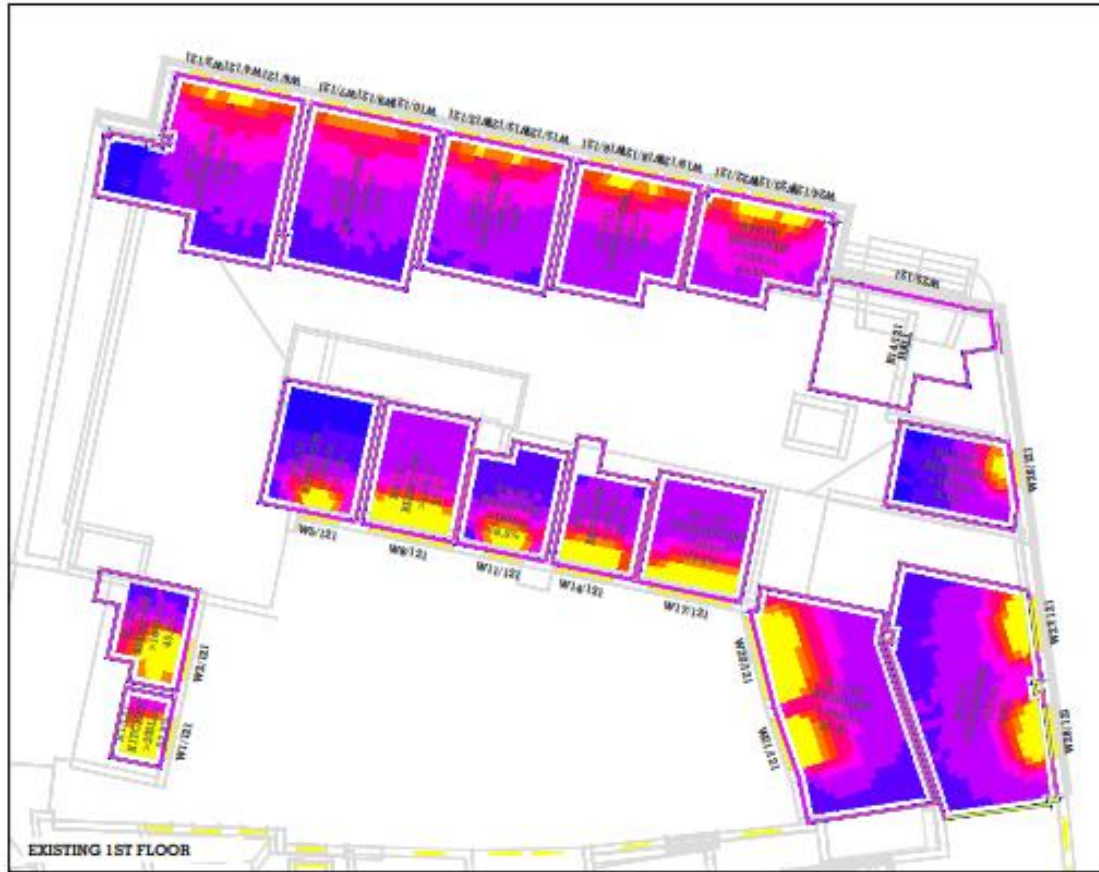


Existing

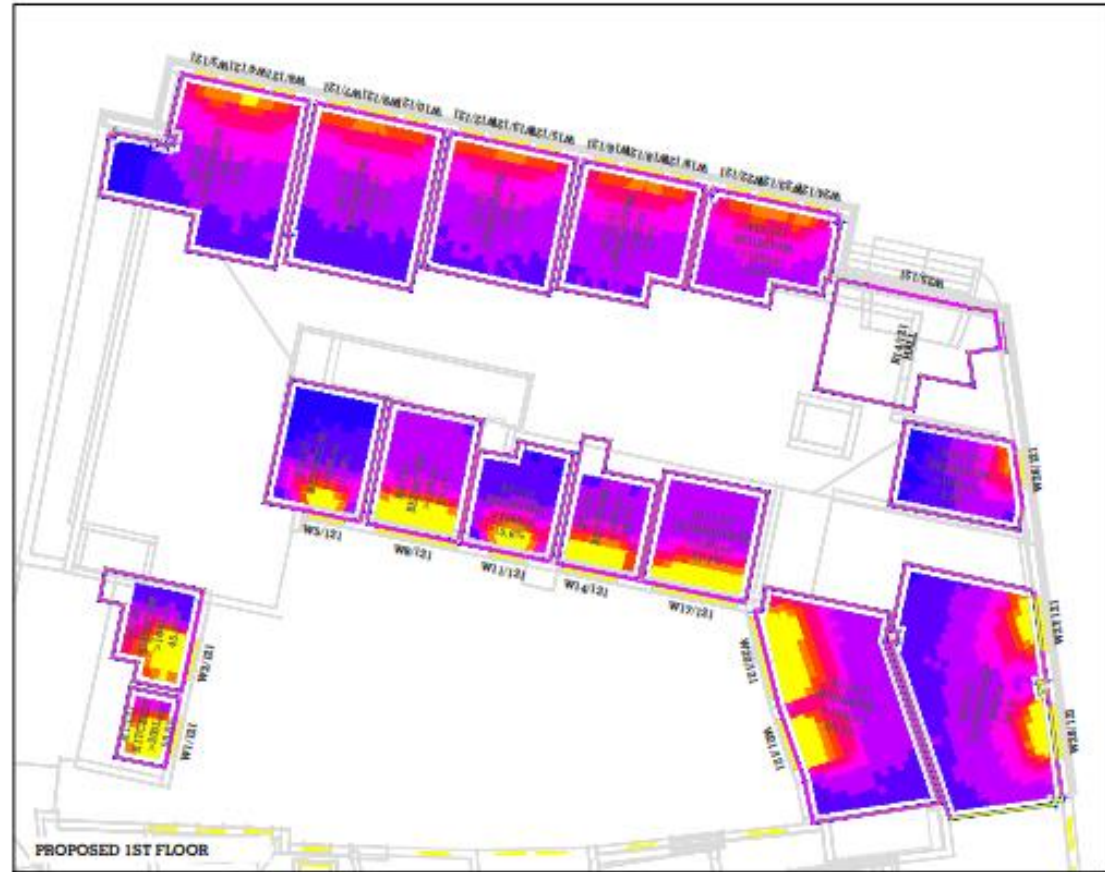


Proposed

# Hill House, 1 Little New St, London EC4A 3TR



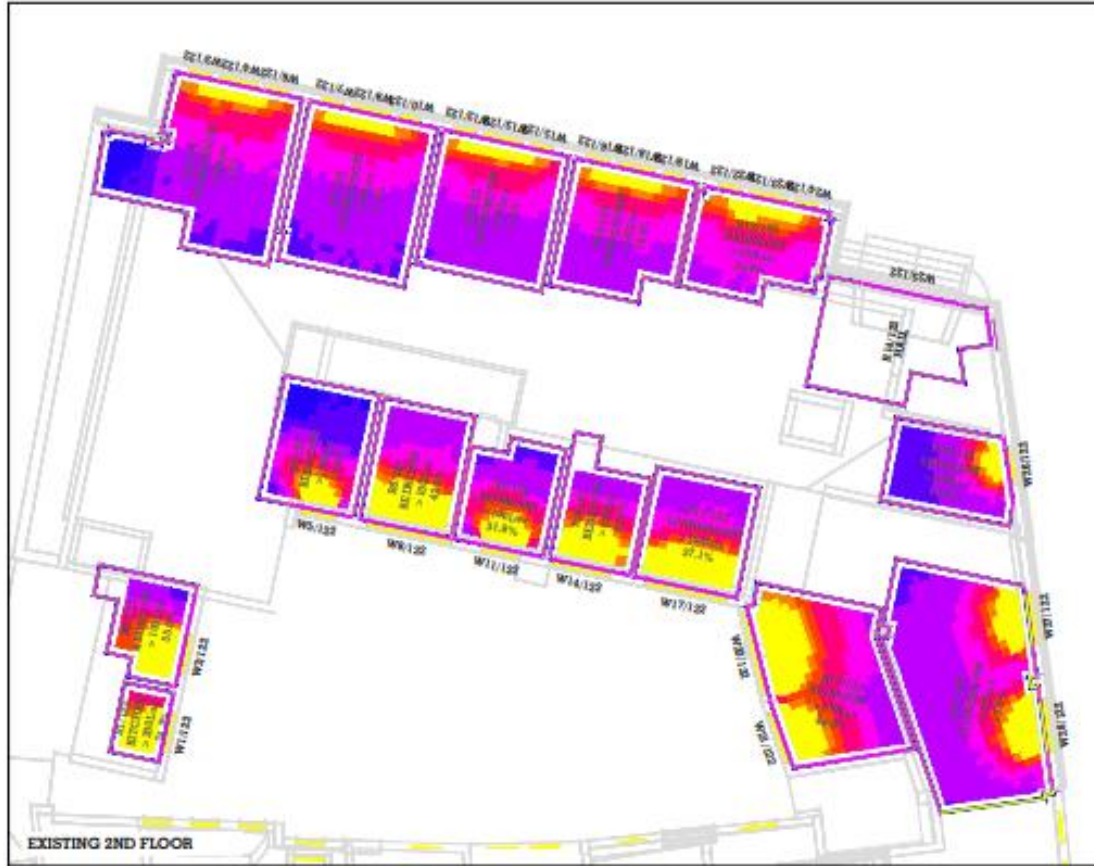
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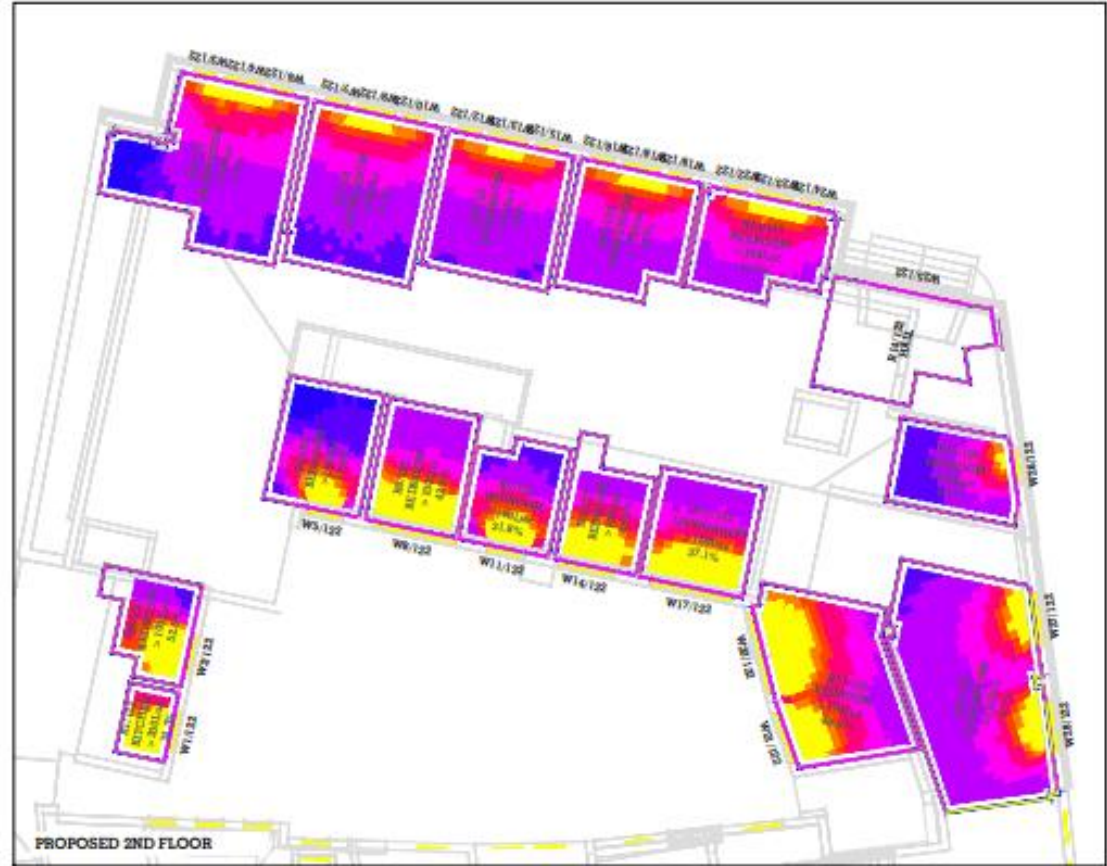
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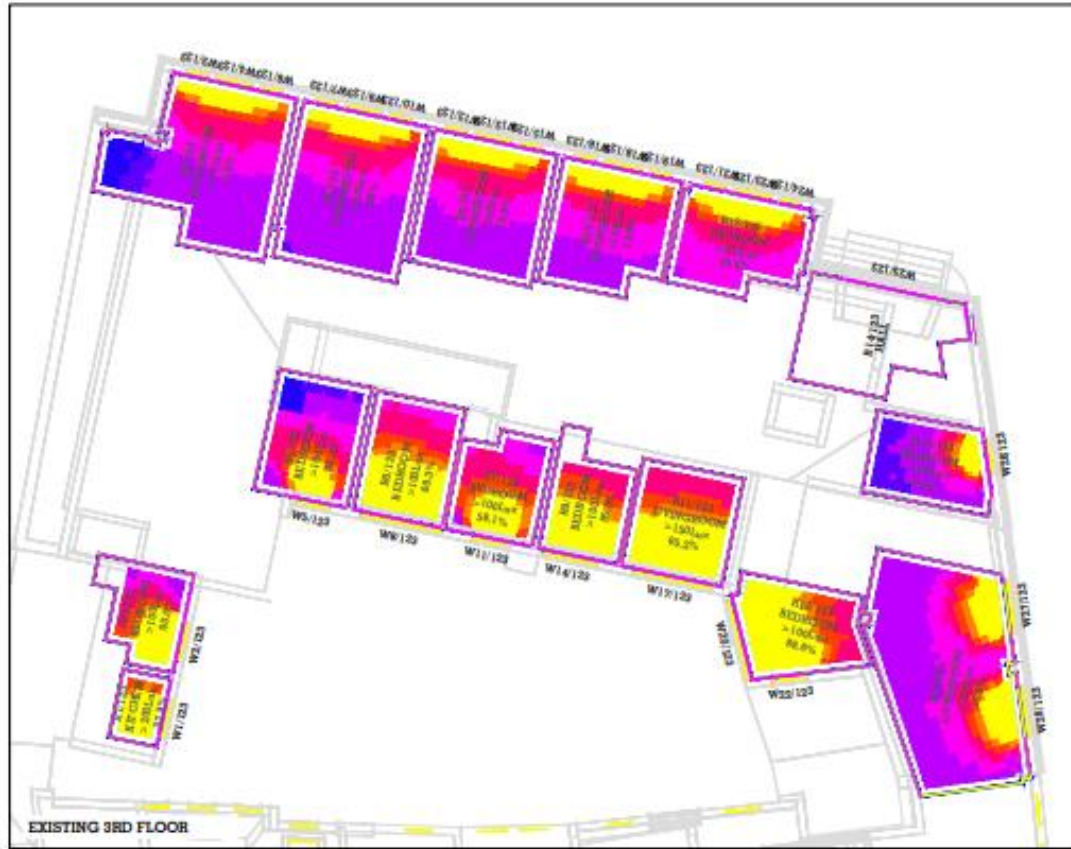
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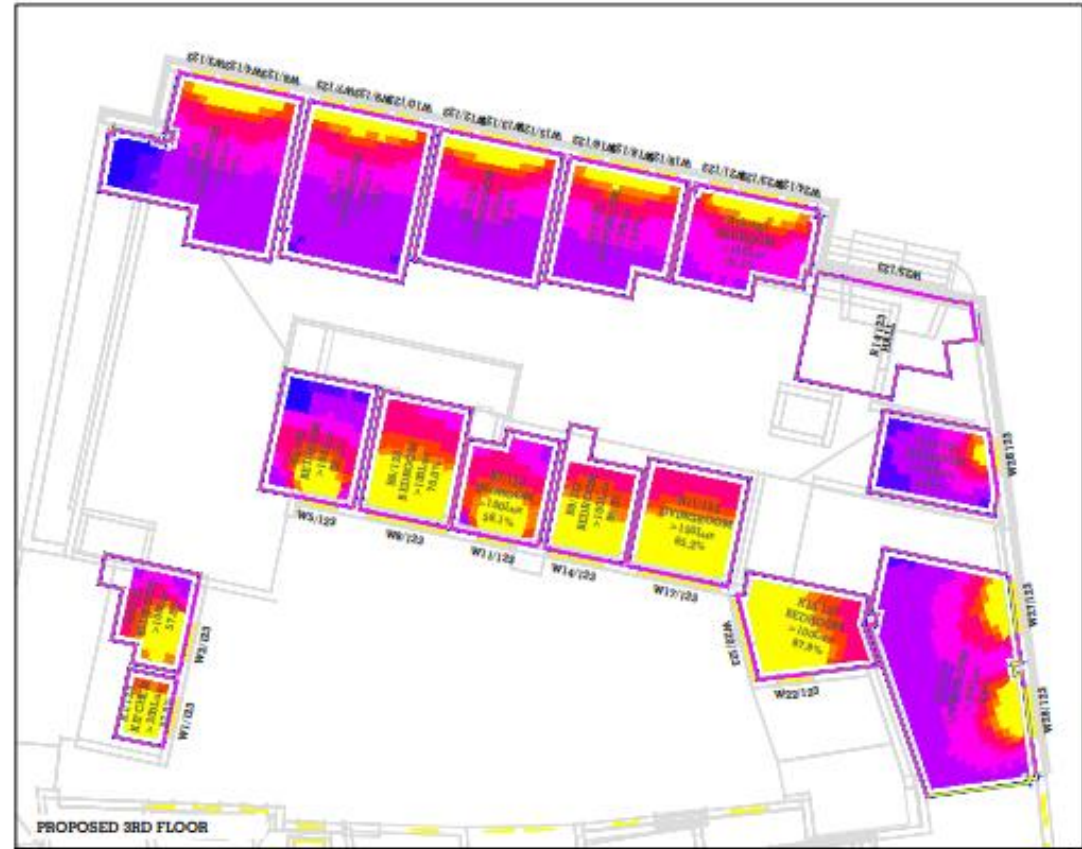
Existing



Proposed



Existing



Proposed

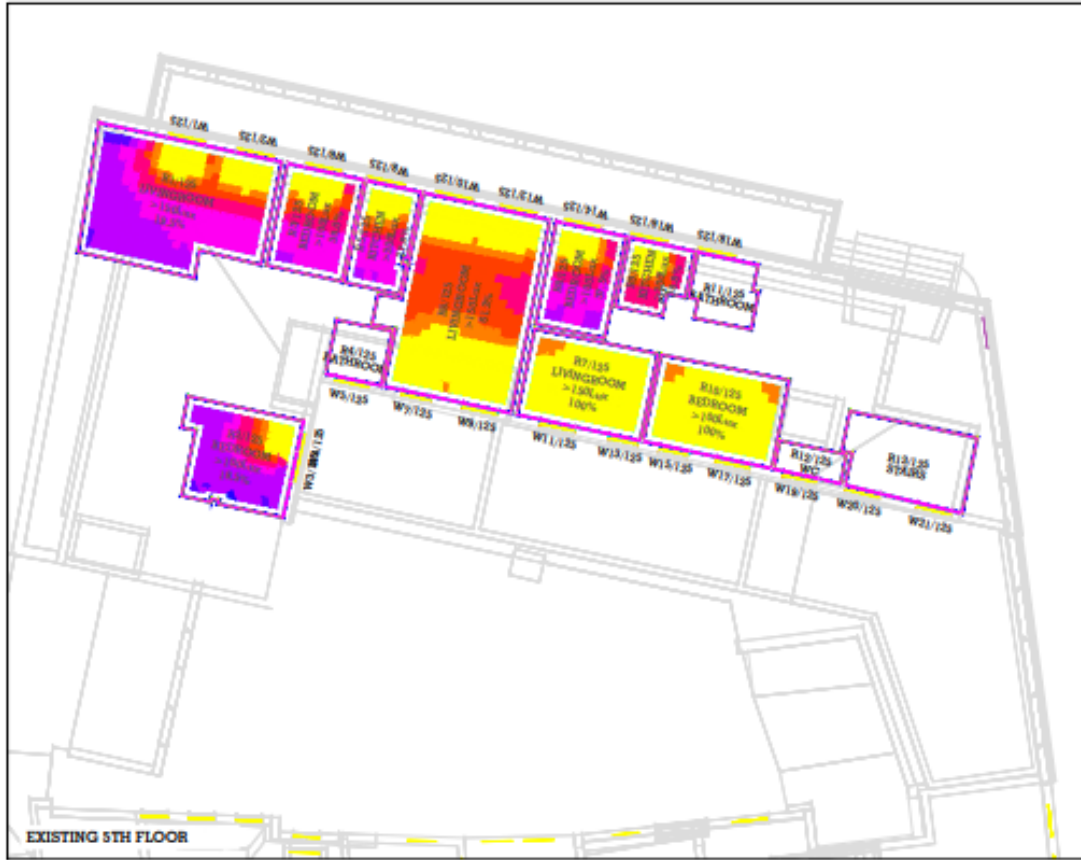
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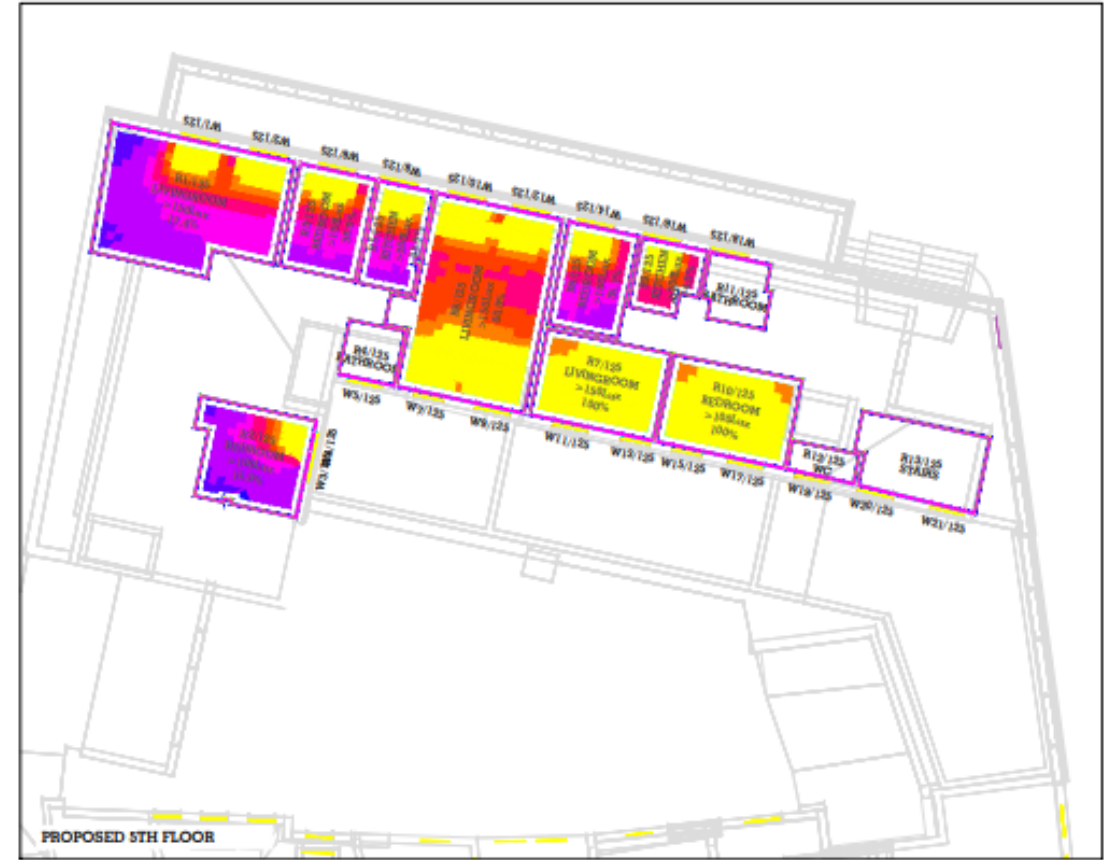
Existing



Proposed

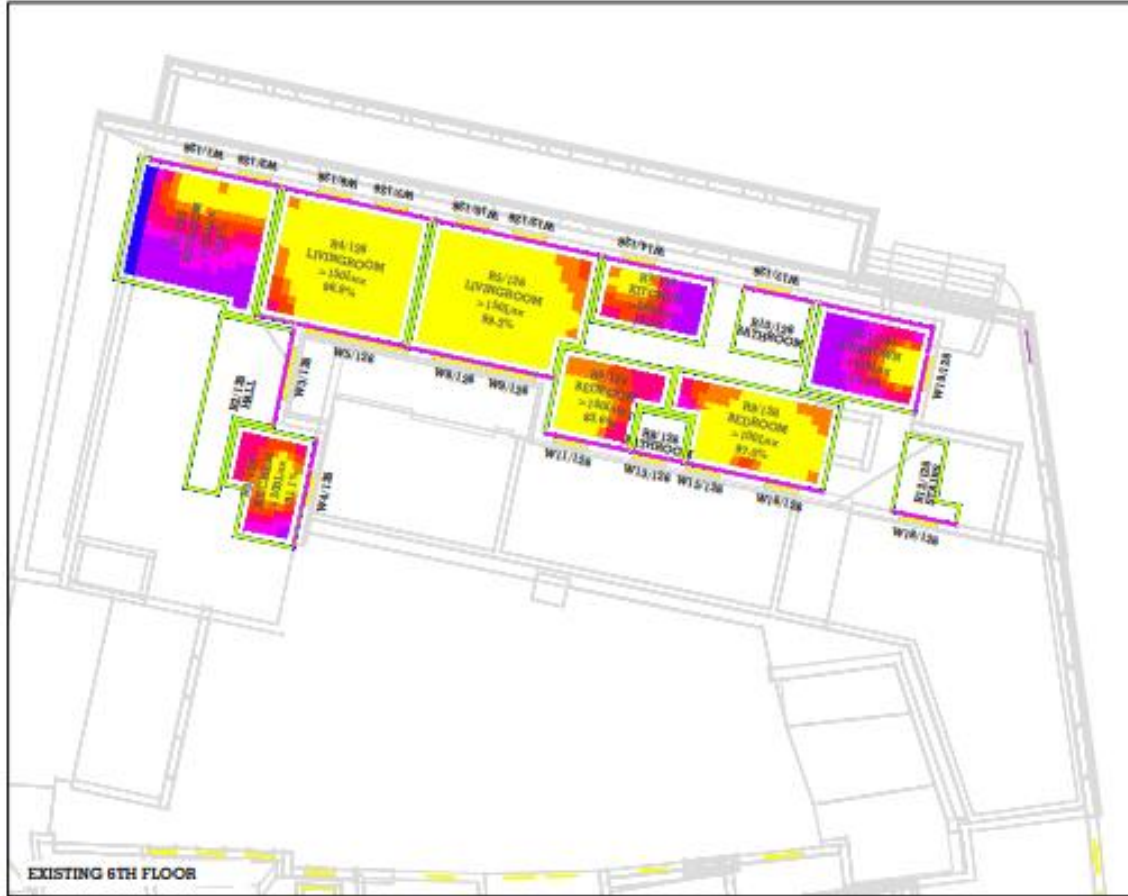


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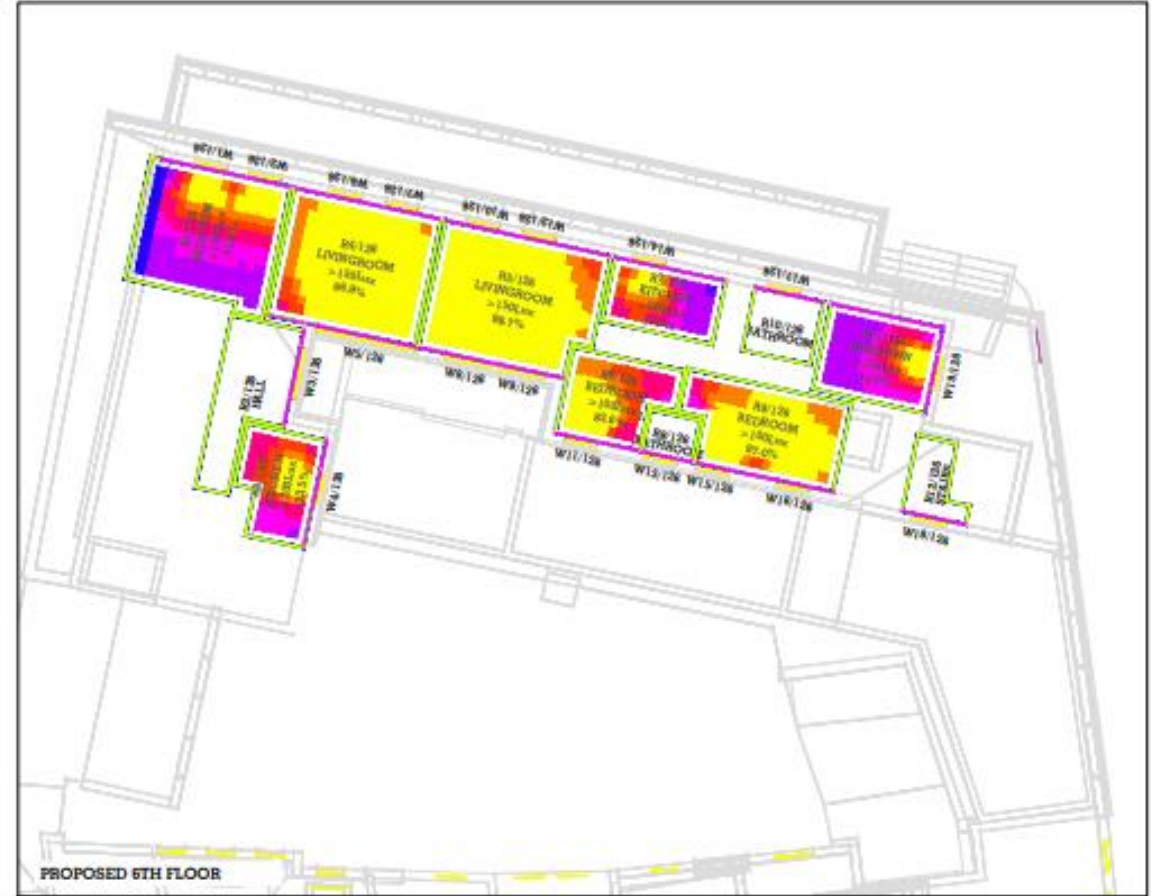


Proposed

# Hill House, 1 Little New St, London EC4A 3TR



Existing



Proposed

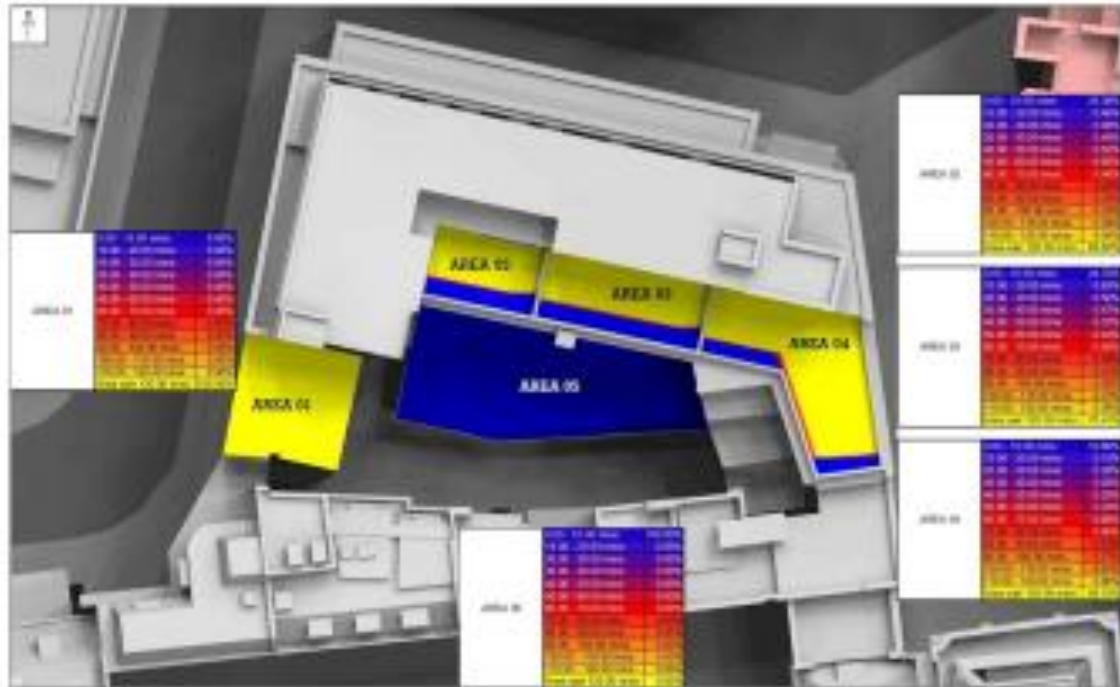


Figure 08: 2hrs sun contour analysis, rooftop/courtyard amenity for Pemberton House – existing 21 March

Existing

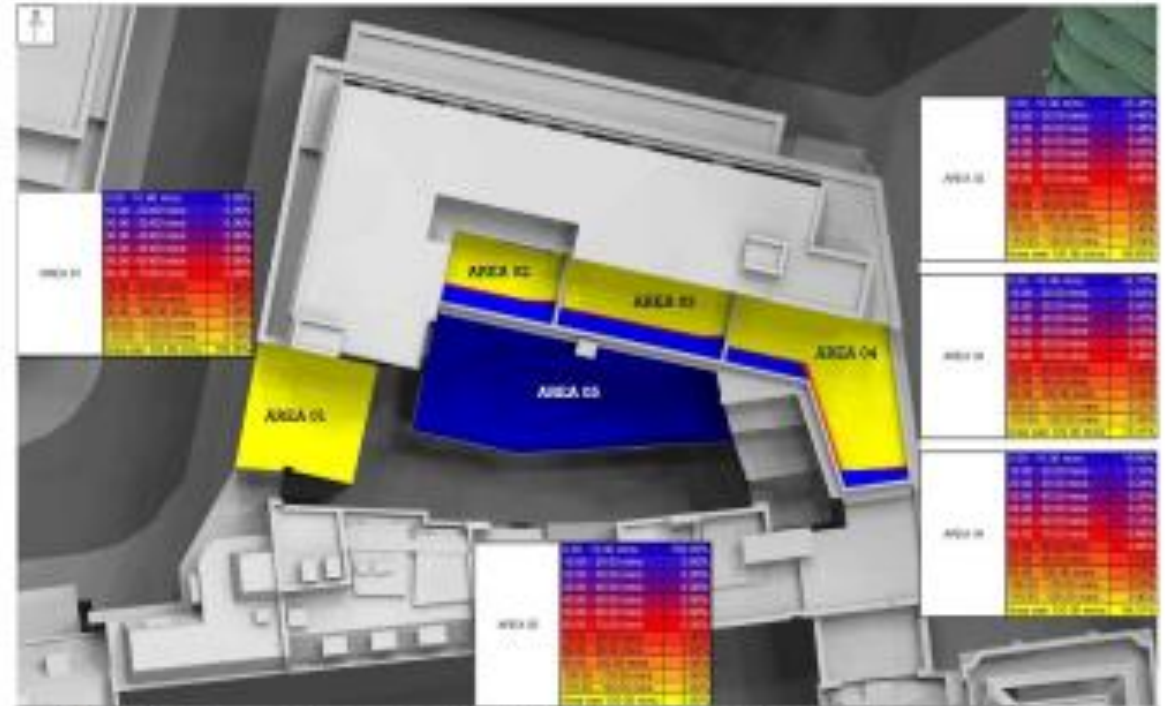


Figure 09: 2hrs sun contour analysis, rooftop/courtyard for Pemberton House – proposed 21 March

Proposed

# Hill House, 1 Little New St, London EC4A 3TR

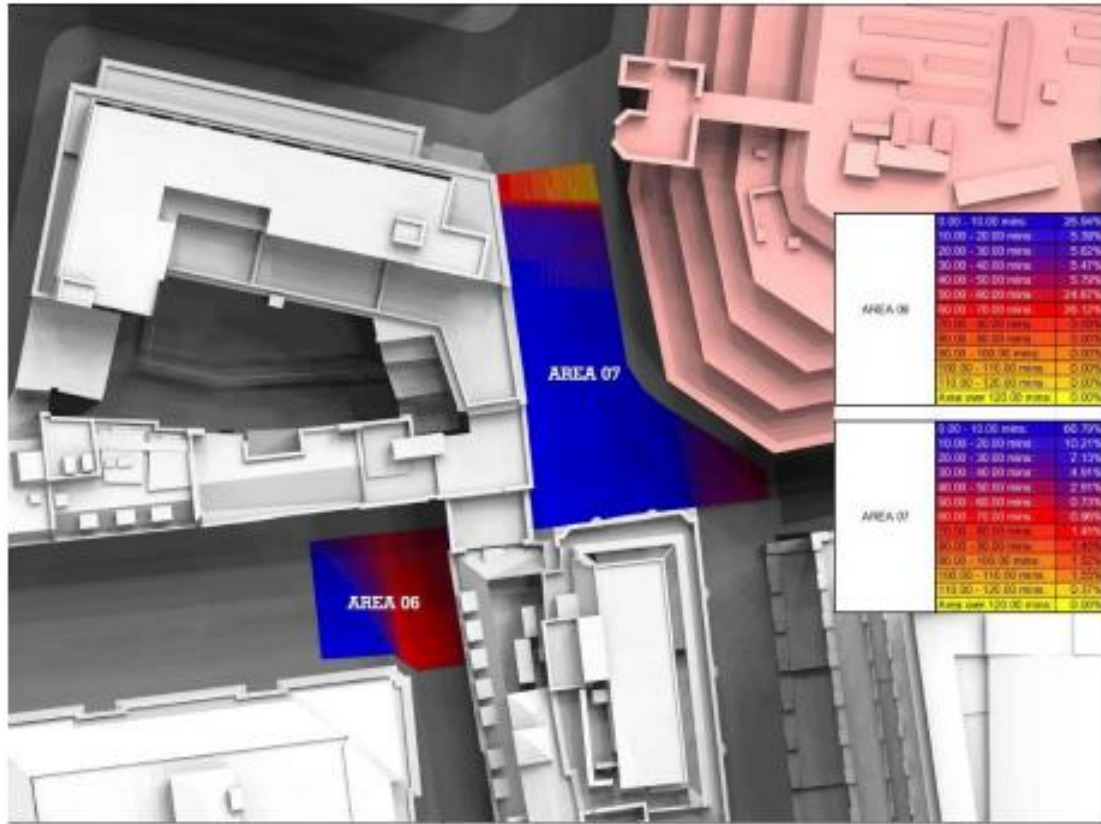


Figure 10: 2hrs sun contour analysis, public open spaces at street level – existing 21 March

Existing

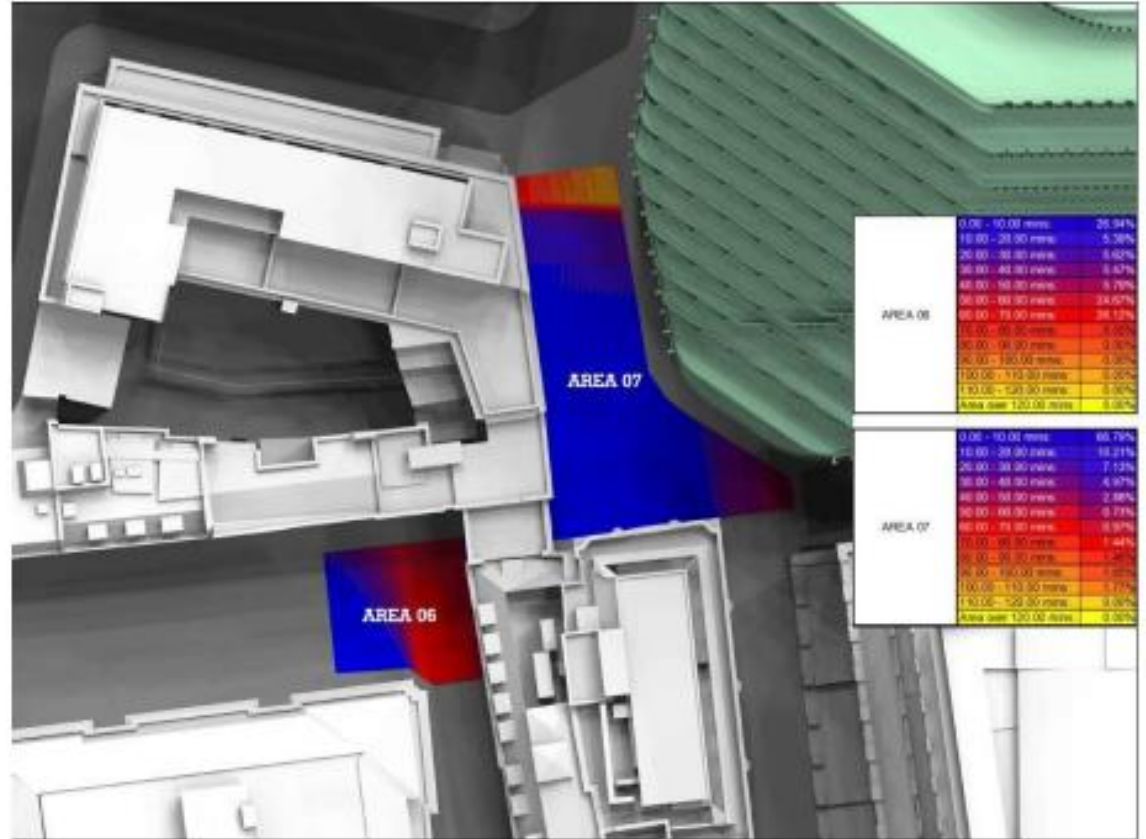


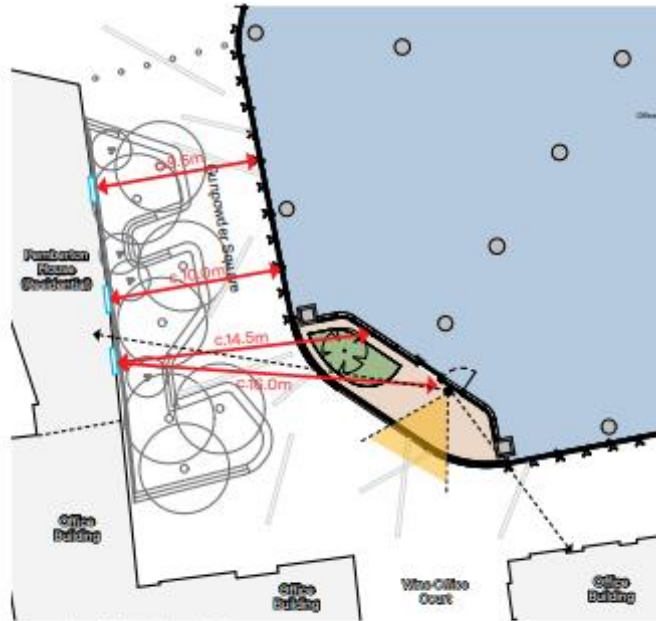
Figure 11: 2hrs sun contour analysis, public open spaces at street level – proposed 21 March

Proposed

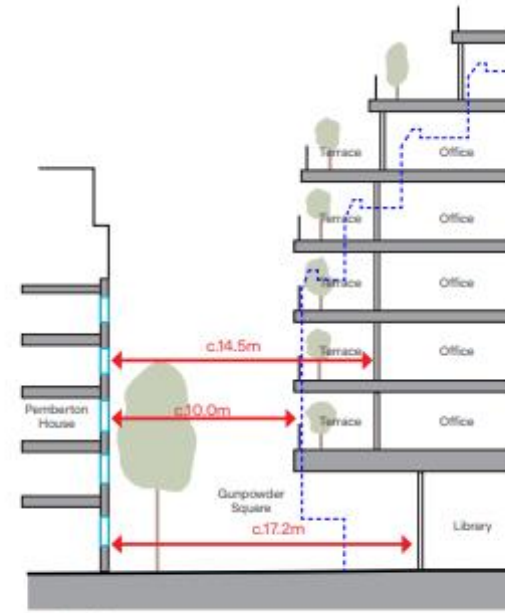
# Hill House, 1 Little New St, London EC4A 3TR



Wide angled panorama view from Level 02 Terrace



Proposed Level 02 Overlooking Analysis

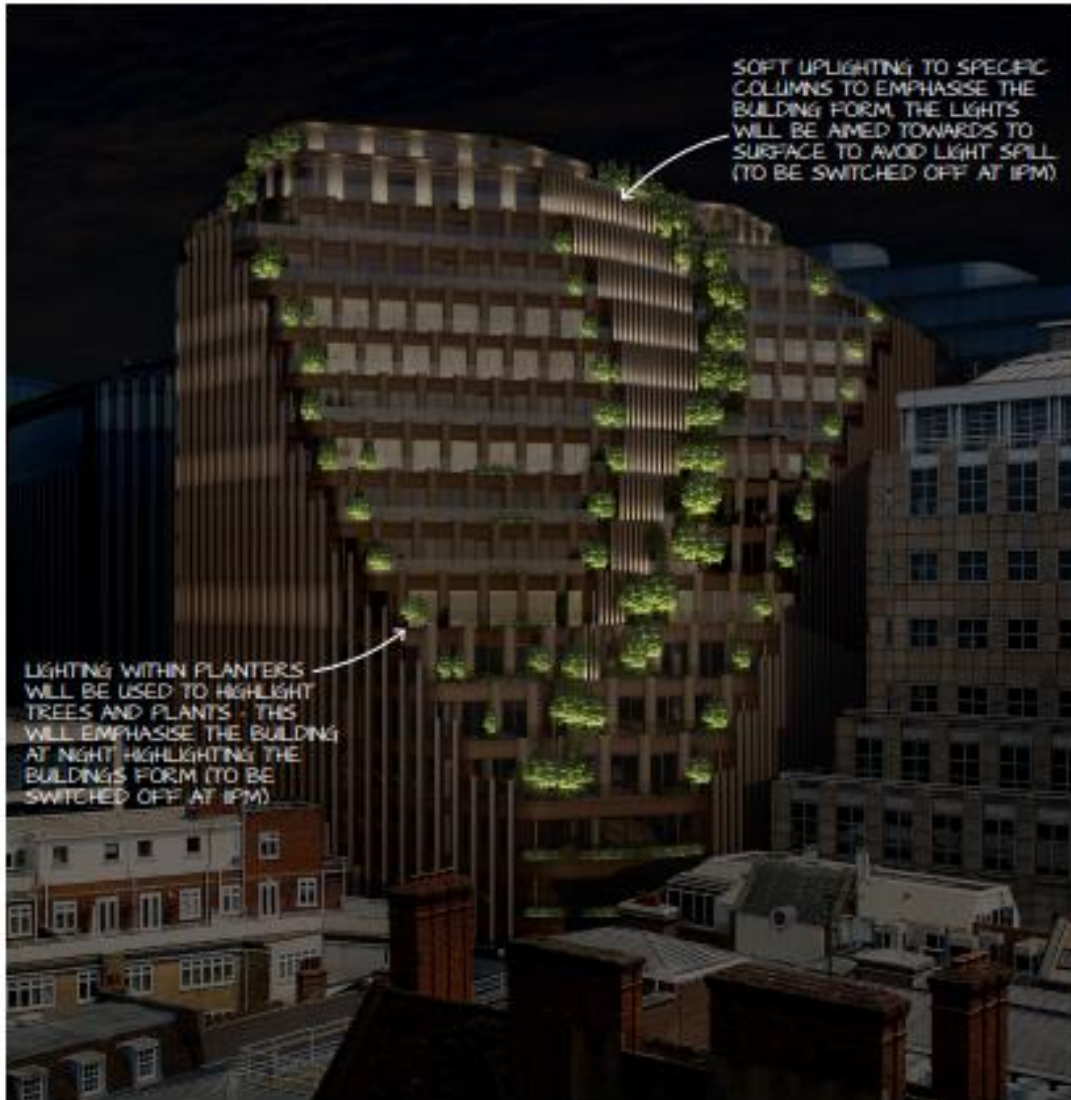


Illustrative Section

## Overlooking and privacy – Pemberton House



# Hill House, 1 Little New St, London EC4A 3TR



Overall Illustrative Terrace Lighting Strategy - Extract from Lighting Strategy Report



Detailed Illustrative Terrace Lighting Strategy - Extract from Lighting Strategy Report

# Hill House, 1 Little New St, London EC4A 3TR

Figure 1. Demise 1 - Upper Ground Floor

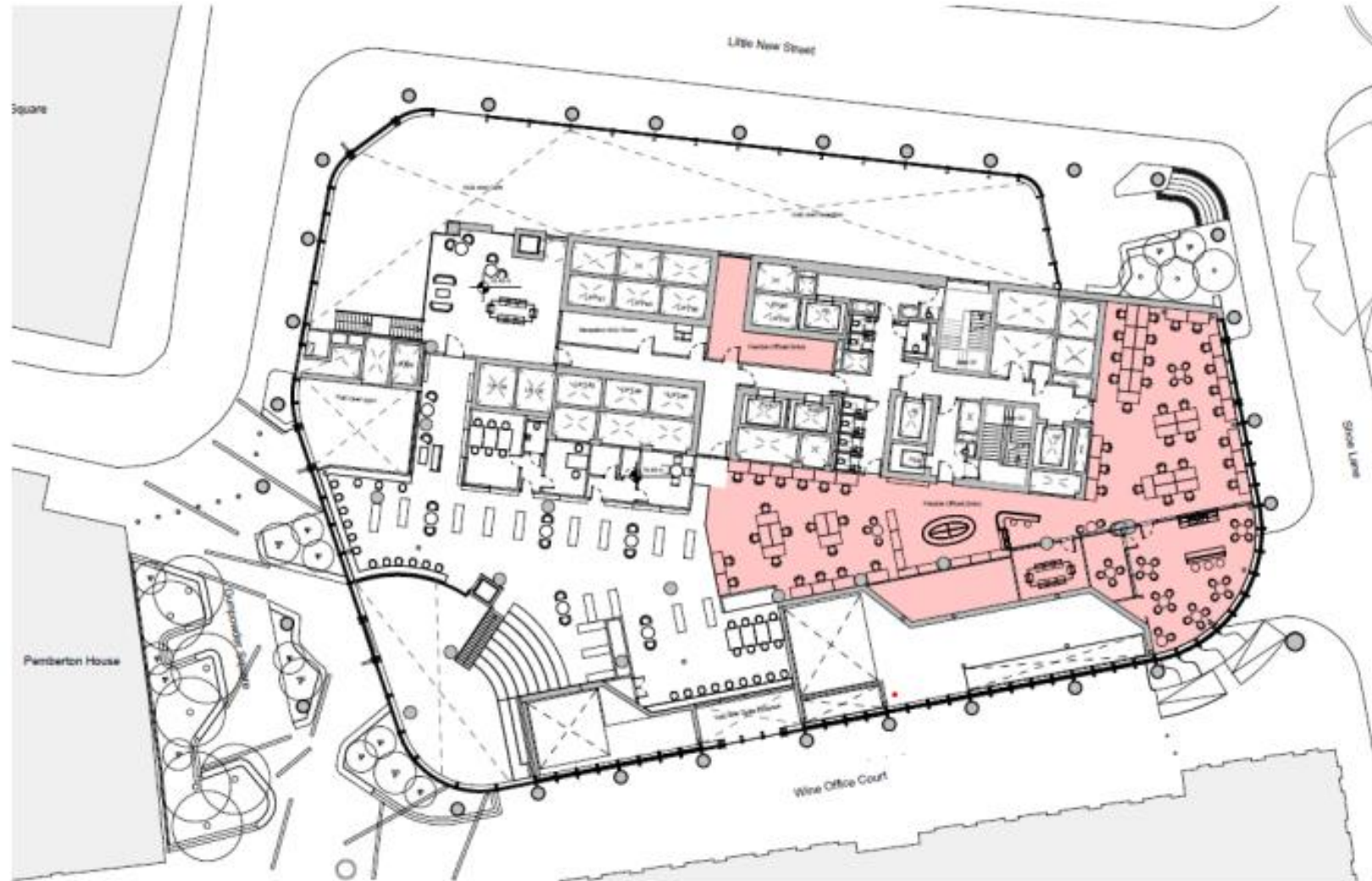


Figure 2. Demise 1 - Upper Ground Mezzanine



# Hill House, 1 Little New St, London EC4A 3TR

Figure 3. Demise 2 - Upper Ground Mezzanine

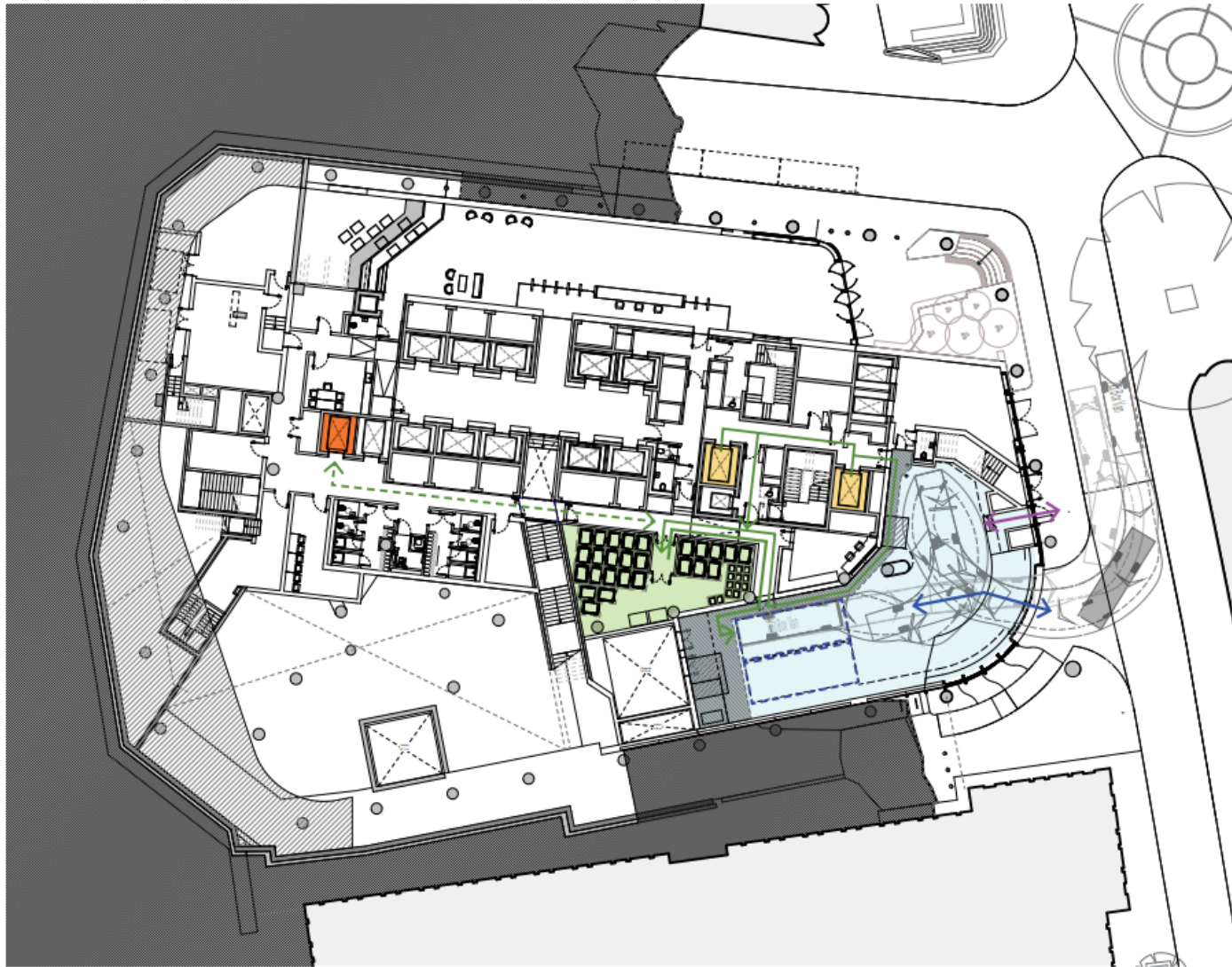


Flexible library / affordable workspace – indicative layout

# Hill House, 1 Little New St, London EC4A 3TR



Proposed cycle parking at basement and ground floor levels



Proposed loading bay arrangements

# Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of the Library & Gunpowder Square (looking south)

# Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of the Library

# Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of Hill House (looking north east)



# Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation illustrating landscaped terraces (looking north east)



Proposed Visualisation of the Library & Gunpowder Square (looking north)

# Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation illustrating landscaped terraces (looking south west)

# Hill House, 1 Little New St, London EC4A 3TR



Proposed Visualisation of the Library & Gunpowder Square (looking south)



# Next Planning Applications Sub-Committee

17 April 2024

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