



Planning Applications Sub-Committee

Addendum

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

4. **HILL HOUSE, 1 LITTLE NEW STREET, LONDON EC4A 3JR**
Report of the Planning & Development Director.

For Decision
(Pages 3 - 9)

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

Ian Thomas CBE
Town Clerk and Chief Executive

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Addendum report to Committee Report: Application No: 23/01102/FULMAJ	
Committee	Date:
Planning Applications Sub Committee	9 April 2024
Subject: Hill House, 1 Little New Street, London, EC4A 3JR Demolition of existing building above ground with retention of existing basement and piles/ foundations and erection of a mixed use office building comprising two basement levels, lower ground, upper ground and upper ground mezzanine plus 18 upper storeys for the provision of office space (Use Class E), gym/auditorium (Use Class E), flexible office, café/retail (Use Class E), reprovision of existing library (Use Class F1), flexible library/office (Use Class F1/E) and restaurant (Use Class E), discontinuance of the City Walkway (Little New Street To Wine Office Court), enhanced and enlarged public realm, hard and soft landscaping, highway works, and associated enabling works.	Public

1. A letter of support was received from Lucy French on behalf of the Fleet Street Quarter Business Improvement District (BID) and the response has been considered by Officers, and appended to this addendum report.

2. The ground floor plan for the library has been amended to show two platform lifts (drawing ref. 6799_A01-APT-XXX-100M-DR-A-PL0100, Rev. R02) in the library demise and has been considered by Officers.

3. An additional condition is proposed, worded as follows:

86 *“The areas shown on the approved drawings as Class E (a), (b), (g(i)) use and as set out in Condition 84 of this decision notice, shall be used for those purposes only and for no other purpose (including any other purpose in Class E) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020) and shall not benefit from any permitted change of use rights as set out in Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent amendment or replacement order).*

REASON: To ensure that the development does not give rise to environmental impacts that are in excess of or different to those assessed in the application and that public benefits within the development are secured for the life of the development.”

4. Paragraph 4 of the Committee report states that a draft statement is attached to the report at Appendix A setting out the conclusions reached on the matters identified in regulation 26 for the Environment Statement submitted. However this draft Statement was not included in error and is now included below:

“Appendix A - REASONED CONCLUSIONS ON SIGNIFICANT EFFECTS

Reasoned Conclusions

Following examination of the environmental information a reasoned conclusion on the significant effects of the proposed development on the environment has been reached and is set out in the report. As required by regulation 26 of the Environmental Impact Assessment (EIA) Regulations the City is required to examine the environmental information and reach a reasoned conclusion on the significant effects of the proposed development on the environment.

The environmental information has been examined and a reasoned conclusion has been reached as set out in the officers’ report, and in particular, as summarised in the assessment and conclusions sections of that report. The conclusions have been integrated into the decision as to whether planning permission should be granted.

The ES provides details of the EIA methodology, the proposed development and the likely significant effects scoped into the EIA for light Intrusion, and for the Townscape, Heritage, and Visual Impact Assessment.

It is considered that the likely significant effects of the proposed development on the environment are as described in the ES and other information, and as, where relevant, referred to in the report. Should planning permission be granted, it would authorise a range of uses.

The assessment contained in the ES is based on the uses proposed, namely office, flexible retail space, library use, and gym and auditorium use. The floor areas proposed to be devoted to each use are described in the application materials and summarised in the ES. The application does not state that the development seeks unrestricted Class E business and commercial uses and the ES has not been prepared on this basis. Conditions are recommended that requires the development to be implemented only in accordance with the specific floor areas and uses as set out and assessed in the application, removing the ability, without consent, to subsequently change to other uses specified within Class E.

The following conditions are recommended:

84 *“The development shall provide:*

54,690 sq.m GEA of office floorspace (Class E(g(i)));

1,195 sq.m GEA of flexible retail (Class E(a-d));

1,066 sq.m GEA of public library use (Class F1);

478 sq.m GEA of gym use (Use Class E(d)).

REASON: To ensure the development is carried out in accordance with the approved plans.”

86 *“The areas shown on the approved drawings as Class E (a), (b), (g(i)) use and as set out in Condition 84 of this decision notice, shall be used for those purposes only and for no other purpose (including any other purpose in Class E) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020) and shall not benefit from any permitted change of use rights as set out in Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent amendment or replacement order).*

REASON: To ensure that the development does not give rise to environmental impacts that are in excess of or different to those assessed in the application and that public benefits within the development are secured for the life of the development.”

Monitoring Measures

If planning permission were granted, it is considered that monitoring measures should be imposed to secure compliance with the Construction Environmental Management Plan, the cap on servicing trips and other elements of the Delivery and Servicing Management Plan, a Cycling Promotion Plan, and for further Lighting details. Mitigation measures should be secured including additional wind mitigation measures to the terraces and for lighting. These, as well as other measures to ensure the scheme is acceptable, would be secured and monitored through the S106 agreement, recommended conditions and the S278 agreements.

Any remedial action necessary can be taken by enforcing those agreements or conditions. The duration of the monitoring will depend upon the particular provision in the relevant agreement or in conditions.”

Background Papers:

Representation from Lucy French (dated 27.03.2024)

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27th March 2024

Ms Pearl Figueira
City of London Corporation
Guildhall
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London
EC2P 2EJ



Fleet Street Quarter
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160 Fleet Street
London
EC4A 2DQ

By email:

[REDACTED]

Dear Pearl,

Letter of Support for the Redevelopment Proposals for Hill House, 1 Little New Street, London, EC4A 3JR (Planning Application Reference 23/01102/FULMAJ)

I write on behalf of the Fleet Street Quarter Business Improvement District ('FSQ BID') in respect of the above referred planning application for Hill House comprising the following:

'Demolition of existing building above ground with retention of existing basement and piles/foundations and erection of a mixed use office building comprising two basement levels, lower ground, upper ground and upper ground mezzanine plus 18 upper storeys for the provision of office space (Use Class E), gym/auditorium (Use Class E), flexible office, café/retail (Use Class E), reprovision of existing library (Use Class F1), flexible library/office (Use Class F1/E) and restaurant (Use Class E), discontinuance of the City Walkway (Little New Street To Wine Office Court), enhanced and enlarged public realm, hard and soft landscaping, highway works, and associated enabling works.'

FSQ BID was established in April 2022 following a ballot voted for by the business community. The geographical footprint represents 43 hectares and extends west to east along Fleet Street up to Ludgate Hill and from Holborn in the north and Blackfriars in the south. The FSQ BID has a very clear mandate with four strategic themes: Putting Fleet Street Quarter back on the map; clean and green; safe and secure; and creating connected communities. The FSQ BID is committed to revitalising the current external environment and local ecosystem to create an outstanding designation to work, invest and visit.

In this context, the FSQ BID is **delighted to offer support for the emerging Hill House proposals**, which will build on a list of exciting projects coming forward within the Fleet Street Quarter, provide valuable office, cultural, leisure, F&B and public realm improvements including a much improved Gunpowder Square.

The Proposed Development is high quality with ambitious sustainability targets and will reposition the site to meet the emerging needs of office occupiers in the City of London, whilst delivering a significant uplift in Grade A office floorspace for this prime location. The proposals will provide a new and improved Shoe Lane Library in a highly prominent location fronting onto Gunpowder Square, thereby securing the long term future of this hugely important community resource.

Principle of Redevelopment & Uplift

The site is located in a prime location at the heart of the FSQ and in proximity to the established workplace cluster at New Street Square. It comprises a key island site that will build upon the success already achieved to date, as a result of the pipeline of surrounding developments already approved and under construction. In summary, the proposals will deliver significant enhancements to the quality of office space in this key office location, and the uplift of Grade A office floorspace, the new Shoe Lane Library and enhanced F&B offer to support the wider aspirations of the FSQ BID is strongly supported in principle.

Public Realm

The proposals to enlarge and enhance Gunpowder Square are in keeping with 'Clean and Green', one of FSQ BID's strategic themes, delivering a much needed, usable and welcoming green space in the Quarter. Further public realm improvements around the perimeter of the new building will improve local connectivity, legibility and help to make the area feel safe and secure.

The improvements to Gunpowder Square will complement the public realm and amenities within nearby New Street Square, providing an alternative public space to sit and dwell amongst enhanced urban greening.

Leisure, F&B and Culture

We welcome the greater civic presence proposed for Shoe Lane Library, which will promote Connected Communities and enhance this important cultural attraction. Improving upon its existing location in the basement of Hill House, its new setting at ground floor with double-height entrance will encourage more visitors, including opportunities for spillover activity and use by office workers during the day.

The proposed gym, Level 17 restaurant and rooftop events space will also provide an enhanced cultural and leisure offering in the Square Mile, with the gym providing an essential out of work

hours activity, the restaurant a new experience for workers and visitors and the rooftop playing host to a weekend programme of cultural and community events.

Architectural Quality

The proposed building will be of a high quality finish that speaks to the quality of office floorspace contained therein. The development is befitting of the aspirations to position FSQ BID as one of the prime office locations in the Square Mile.

Concluding Remarks

I hope these representations are useful and I hope that the proposals can be supported by the Committee. Please note we are speaking with Landsec directly in respect of the development and may update our representations accordingly, further to these discussions.

If you require any further information or would like to discuss any of the points raised further, please do not hesitate to contact me on the details below.

Yours sincerely,

Lady Lucy French OBE

CEO

Fleet Street Quarter

Unit 103, 160 Fleet Street

London

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