

<b>Addendum report to Committee Report:</b> Application No: 23/01102/FULMAJ	
<b>Committee</b>	<b>Date:</b>
Planning Applications Sub Committee	9 April 2024
<b>Subject:</b> 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.	<b>Public</b>

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)