

Addendum Report No. 2 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	Public
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.	

Planning obligations

- The 'Heads of Terms' at Paragraph 768 of the committee report is amended as follows as shown in bold and underlined:
 - Legible London Contribution (£45,000 **TBC**)
 - Cycle Hire Contribution (£220,000 **TBC**) subject to Indexation.

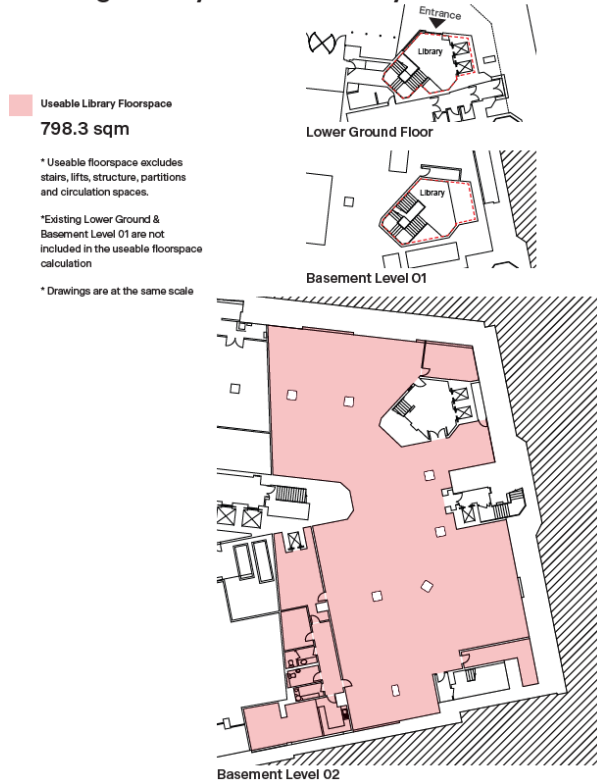
Library floorspace

- In the Summary page, the Application Sheet, and at paragraphs 24, 95, 115, 119, 782, there are some minor discrepancies for floorspace figures therefore these have been included in the table below:

Use	Existing GIA	Proposed GIA	Existing GEA	Proposed GEA
Office	14,749.4	43,341.0	15,749.3	44,104.9
Flexible retail (Use class E)	1,014.2	319.7	1,085.0	335.9
Gym / Auditorium (Use class E)	1,093.0	460.7	1,117.6	478.6
Library use (Use Class F1)	1,016.4	843.3	1,185.8	859.8
Flexible Library / Office (Use Class F1/E)	0	467.5	0	484.1
Restaurant (Use Class E)	0	823.4	0	859.8
Ancillary Space	6,836.6	10,829.2	7,568.6	11,310.0
Total	24,709.6	57,084.8	26,706.3	58,433.1
Total additional office floorspace	28,591.6 sqm GIA		28,355.6 sqm GEA	

3. The proposed development will provide a new library at ground floor and mezzanine level. The proposed usable internal area of the library will be 800 sqm Net Internal Area (NIA), which is slightly higher than the existing library. The new library would benefit from a new double height entrance directly from the street and double height space with natural light and direct access to external public realm, which it currently does not benefit from. Therefore the replacement floorspace would be of a better standard than existing. In addition, the library also has the potential to benefit from the sublease of up to additional 467.5 sqm floorspace for affordable/flexible workspace.
4. The new library will have a Gross Internal Area (GIA) of 843.3 (excluding plant) which is slightly lower than the existing library. This is because the new library will be provided at grade, resulting in a less convoluted journey to the library, and thus less circulation area. The existing Library is contained at basement level 02, with access to the library via two lifts and a stair lobby from ground, basement 1 and basement 2 levels. The existing library comprises a GIA of 1,016.4 sqm with total of 218sqm of this area as circulation space comprising the stairs/ lifts, providing access to basement level 02 (useable area for existing and proposed library shown in image below in pink). This circulation area does not form part of the usable area of the library, and results in a convoluted journey to the basement 2 level. Accordingly, the usable internal area of the existing library is considered to be 798.3 sqm (NIA).
5. Therefore Officers consider there to be compliance with Local Plan Policy DM 22.1 (including supporting text 3.22.10), draft City Plan Policy HL5 (including supporting text 4.6.3) and London Plan Policy S1.

Existing Library Area Summary



Proposed Library Area Summary



Design and heritage

6. Paragraph 20 should be corrected as follows (shown in bold and underlined): “Part of the site sits within the **Wider Setting Consultation Area** of London Panorama (5A.2) from Greenwich Park.”
7. For paragraph 221, the report states that “Historic England have objected to the proposal’s impact on the settings of designated heritage assets in these views.” Historic England have raised concerns over the level of impact the proposed development would have on the heritage assets situated within views, in particular the Temples Conservation Area when viewed from LVMF River prospects 15B.2 from Waterloo Bridge and 16B.1 from Gabriels Wharf, and views within the Strand Conservation Area, but have not objected.
8. For paragraph 232, the report states Historic England objected however this should instead state that: “Historic England and other third parties have raised concerns to the proposals perceived impacts on heritage assets.”
9. For paragraph 282, the report states: “While the site does not fall directly into 6A.1 or 4A.2, for completeness...”, this should state **4A.1**, not 4A.2.
10. For paragraph 347, the report states “It would not be visible in views of the Cathedral on approach from Fleet Street along the Processional Route, by virtue of the development site being located approximately 112m from the street, and screened by Stonecutter Court immediately to the south.” This should state **Peterborough Court** not Stonecutter Court.
11. For paragraph 352, for One New Change, this is amended to state: “ From the public roof terrace, only a sliver of the north eastern corner of the proposal would be visible beyond the consented, and implemented, 120 Fleet Street, and as such would have no impact on the essential character and compositional qualities of this view, thereby ensuring it would be preserved and enhanced.”
12. For paragraph 329, the report states “In this view, the proposal would infill the sky space to the south of St Clement Danes and...”, and should state **St Mary le Strand**, instead of St Clement Danes.
13. For paragraph 379, this is amended to state: “In views from Cannon Street the proposal would be almost entirely screened by the implemented scheme at 120 Fleet Street. The developments visibility is limited to a ‘technical degree’, beyond the balustrades of 120 Fleet Street, such that it would be imperceptible to the naked human eye”, instead of stating it would be ‘fully screened’.
14. For Paragraph 791, this is amended to state that: “The Twentieth Century Society **and Westminster City Council** objected to the proposals on heritage grounds.”

Sustainability

15. Paragraph 154, for the description of option B2+, this should be amended as follows (changes in bold and underlined): “Option B2+ removes the top 4 floors to be replaced **with 10 storeys to create a 15-storey building.**”

Background Papers:

Existing Library Area Summary / Proposed Library Area Summary prepared by Apt.
Planning Schedule Summary prepared by Apt dated 04/04/2024 Revision R_00.