

LONDON BOROUGH OF TOWER HAMLETS**DEVELOPMENT COMMITTEE**25th November 2015**UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL****INDEX**

Agenda Item no	Reference no	Location	Proposal / Title
6.1	PA/15/01601	Vic Johnson House Centre, 74 Armagh Road, London, E3 2HT	Part demolition, part refurbishment, part new build (extension) to total 60 age restricted apartments (over 55s) sheltered housing scheme, including new communal areas (lounge, function room, hair salon and managers office), and associated landscape gardens. The proposed use remains as existing. The scheme is on part 2, part 3 and part 4 storeys.
6.2	PA/15/00360	Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB	Construction of a 1,705 GIA sq. m. 3-storey primary school to accommodate 280 pupils and approximately 30 staff.
6.3	PA/14/03547	Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1	Refurbishment of former Wickham's department store comprising: retention of facade of former Spiegelhalter's shop at 81 Mile End Road to provide new entrance, change of use of second floor to office (Use Class B1), change of use of ground and basement floors to a flexible retail/leisure use (Use Class A1/A2/A3/A4/B1/D1/D2) and erection of roof extensions at third and fourth storey levels to provide 1,481sqm (GIA) of additional office space (Use Class B1); as well as reconfiguration of internal layout, restoration of external features and other associated works.
6.4	PA/15/02554 and PA/15/02555	Balfron Tower, 7 St Leonards Road, E14 0QR	External and internal physical alterations and refurbishment works to Balfron Tower, including: new fenestration; alterations to flat layouts; erection of cornice; replacement of boiler house flues; alterations to car parking, cycle parking and refuse storage arrangements; lighting; hard and soft landscaping and associated works.

6.5	PA/15/02156	Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London	Demolition of Attlee House, Sunley House and College East (Excluding part facade retention of College East) and construction of ground, basement plus part 3, part 4 and part 5 storey buildings providing 63 Class C3 residential units and 264 sq m (GIA) Class B1 office floorspace. Demolition of Profumo House and construction of a new building comprising basement, ground and 4 storey building comprising 990 sq m (GIA) Class B1 office floorspace 418 sq m (GIA) Tonybee advice services. Provision of car and cycle parking, amenity and play space, with associated plant and works.
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1.0 Additional representations

- 1.1 A further 20 signatures have been received as an addendum to the existing petition. Therefore the total number of signatures objecting to the proposal is 152 and not 132 as stated at paragraph 9.1 of the committee report.
- 1.2 In addition, the total number of signatures attracted by the petition is therefore 183 signatures and not 163 signatures as stated at paragraph 9.2 of the committee report.

2.0 Housing

- 2.1 In an email dated 20.11.2015 the applicant has confirmed that the rents for existing residents will remain at social rents. The service charges are in addition to these rents. All new units and void 1 bed units will be let at affordable rent of £185 per week. This is inclusive of service charges.

3.0 Construction

- 3.1 Additional information has been submitted by the applicant on 20.11.15 in relation to the construction works on the site. The additional documents and drawings are as follows:

List of plans

APL 025 Construction work phase I
 APL 026 Construction work phase II
 APL 027 Construction work phase III
 APL 028 Construction work phase IV
 APL 029 Decant and resident occupation drawing – existing ground floor plan
 APL 030 Decant and resident occupation drawing – existing first floor plan
 APL 031 Decant and resident occupation drawing – existing second floor plan

Documents

Vic Johnson House Events and Service Mitigation Framework
 Vic Johnson House Activity Options – Existing social events program

- 3.2 The documentation demonstrates a range of mitigation measures put in place by Gateway Housing to alleviate the stress to residents who are remaining on site during the construction works. Such initiatives include lunch clubs at nearby Appian Court, creation of a respite area on site, free scheme day trips,

liaison officer etc. There is also a range of weekly activities within the local area at nearby Gateway sheltered housing schemes.

3.3 During the construction phase, 18 residents will remain at the site within the central spine of Vic Johnson House. Flat 31 which is located at the second floor on the northern elevation will be used as a resident's day lounge to allow respite during the construction works.

3.4 Gateway proposes four phases to the construction works as follows:

- Phase 1 - hoarding and minor internal reconfiguration. During this phase residents will be decanted from the bungalows fronting Armagh Road and buffers around the central spine of the site
- Phase 2 – demolition of bungalows fronting Armagh Road, communal lounge and detached property

4.0 RECOMMENDATION

4.1 Officer's recommendation to **GRANT** planning permission remains unchanged.