Royal Borough of Greenwich

Notice of Planning Application
Town & Country Planning Act 1990 (As Amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015
Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (As Amended)
Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Proposed Development At: **Land bound by Vincent Road, Wilmount Street and Woolwich New Road, Woolwich, SE18**
Reference Number: 25/2824/MA
Notice is hereby given that an application is being made to the Royal Borough of Greenwich By:
Hill Residential Limited

In respect of:

An application submitted under Section 73 of the Town & Country Planning Act 1990 in connection with the planning permission dated 22/12/2022 (Reference: 22/1017/F) for "Demolition of the existing buildings and structure and the phased redevelopment of the site for a mixed-use scheme comprising a multipurpose leisure centre (Class F2), commercial and business uses (Class E), residential dwellings (Class C3), new public square and new public realm with hard and soft landscape works, highways works, parking, access and servicing arrangements, and associated works". This amendment proposes a modification to Condition 2, 3, 6, 25, 26, 28, 33, 41, 51, 52, and 59 to increase building heights, increase quantum of residential units, reduce commercial space, and make other associated internal and external changes.

Further detailed explanation of the proposal (not forming part of the formal description of development set out above):
- A 11,891 sqm (GIA) Multipurpose Leisure Centre (Class F2) (unchanged).
- An increase in the total number of residential dwellings (Use Class C3) from 482 to 557.
- A reduction of the quantum of commercial and business floorspace (Class E) from 1,070 sqm (GIA) to 255sqm (GIA).
- An increase in maximum height of Block A from 9 to 14 storeys, Block B from 19 to 21 storeys, Block C from 16 to 18 storeys, with the maximum heights of Block D and E remaining as consented at 9 and 11 storeys, respectively; Maximum building heights of 78.8m Above Ordnance Datum (m AOD).
- Demolition of Bull Tavern (including façade).
- Increase in affordable housing provision to provide 38% by habitable room, with tenure as 100% social rent.

(This application is an EIA development and is accompanied by an Environmental Statement).

(The development may impact on the setting of the Woolwich Conservation Area, Woolwich Common Conservation Area, Royal Arsenal Conservation Area and Plumstead Common as well as nearby Grade I, Grade II* and Grade II listed buildings).

A copy of the application and any plans and/or documents submitted with it is available for inspection by the public at https://planning.royalgreenwich.gov.uk/online-applications/ and by searching via the application reference **25/2824/MA.**
Representations to the Council about the application should be made within **30 days** of the date of this notice using the above link or to the Planning Department, 5th floor, Woolwich Centre, 35 Wellington Street, Woolwich SE18 6HQ stating the full reference number above.
Members of the public can access the Non-Technical Summary, the full Environmental Statement (ES), and related documents in either digital or hard copy format through the following options:

i) **Online Access:** Visit https://planning.royalgreenwich.gov.uk/online-applications/ and search using the application reference **25/2824/MA.**

ii) **Hard Copy Requests:** Hard copies of the Environmental Statement can be obtained by contacting Trium Environmental Consulting LLP via email at hello@triumenv.co.uk or by phone at +44 (0) 203 887 7118 referencing 'Woolwich Masterplan S73 Application'. Please note that hard copy requests are subject to professional printing fees. Alternatively, digital copies of the Environmental Statement can be provided free of charge upon request.

Date: 10 September 2025
Victoria Geoghegan - Assistant Director - Planning and Building Control

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