

CDT/jr/DP2077

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Dear Sir/Madam

**EARLS COURT PROJECT  
APPLICATION FOR PLANNING PERMISSION  
TOWN & COUNTRY PLANNING ACT 1990**

**(Planning Application 2)**

We enclose, on behalf of EC Properties Limited (the 'Applicant'), a planning application for the redevelopment of land at the Earls Court Site. The application relates to part of the Earls Court Site located mostly within the London Borough of Hammersmith & Fulham (LBHF). A small part of the application includes land within the Royal Borough of Kensington & Chelsea (RBKC). The application is referred to as Application 2.

A parallel planning application (Application 1) relating to the redevelopment of the remainder of the Earls Court Site is also made by the Applicant. Application 1 relates entirely to land within the RBKC. The application is submitted under separate cover to the RBKC.

Planning Application 2 seeks planning permission for the following:

*Demolition and alteration of existing buildings and structures and the comprehensive redevelopment of the Site including new open space, vehicular and pedestrian accesses and routes and a mixed use development comprising buildings to accommodate office use (Class B1), retail use (Class A), hotel and serviced apartment use (Class C1), leisure use (Class D2), private hospital (Class C2), education, health, community and culture uses (Class D1), below ground ancillary space (parking/plant/servicing etc), residential use (Class C3), replacement of existing depot structure with new stabling structure (Sui Generis), vehicle parking and associated highways alterations, structures for decking over existing rail lines and tunnels, waste and utilities, enabling works including related temporary works and structures and other works incidental to the development.*

Planning Application 2 includes the proposed demolition of a number of buildings / structures within the Barons Court Conservation Area. An application for Conservation Area Consent has been submitted to LBHF under separate cover.

Planning Application 2 comprises the following:



- This cover letter.
- Planning application forms, including notices and certificates.
- Planning application fee.
- Development Specification.
- Parameter Plans (incorporating red line and blue line plans).
- Access Plans.
- Community Engagement Report.
- Design and Access Statement.
- Design Guidelines.
- Design Guidelines: Worked Examples.
- Planning Statement.
- Environmental Statement, comprising:
  - Non-Technical Summary.
  - Volume 1: Main Technical Chapters.
  - Volume 2: Townscape and Visual Impact Assessment (incorporating PPS5 Heritage Assessment).
  - Volume 3: Technical Appendices.
- Transport Assessment.
- Retail and Leisure Assessment.
- Office Assessment.
- Housing Statement.
- Sustainability Strategy.
- Energy Strategy.
- Waste Strategy.
- Utilities and Services Infrastructure Strategy.
- Cultural Strategy.



- Estate Management Strategy.

The Development Specification defines and describes the principal components of the proposed development and includes a schedule of plans and drawings for approval. Application 2 seeks approval of details given at this stage access and the amount, and uses, of development. The Application reserves for subsequent approval: scale; layout; appearance and landscaping.

The Development Specification makes clear the development content of Application 2 according to LBHF and RBKC jurisdictions.

At this stage seven copies of each application document has been submitted. Further copies of documentation can be provided as necessary for the purposes of statutory consultation.

We look forward to receiving confirmation that the planning application has been registered.

Yours faithfully,

**DP9**