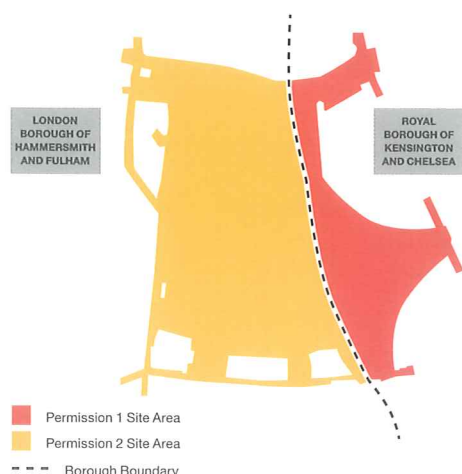


# The Earl's Court Masterplan – Detailed Planning Applications for the First Phase

The Earl's Court Masterplan spans a site of approximately 32 hectares (79 acres). The site is located partly within the Royal Borough of Kensington and Chelsea ('RBKC') and partly within the London Borough of Hammersmith and Fulham ('LBHF').



On 14th November 2013 two outline planning permissions were granted in respect of the redevelopment.

These were as follows:

- Planning Permission 1 related to the RBKC part of the site (ref. PP/11/01937).
- Planning Permission 2 related to the LBHF part of the site (ref. 2011/02001/OUT).

The redevelopment (i.e. the combination of Planning Permission 1 and Planning Permission 2) comprises up to:

- 756,447 sqm of residential use accommodating up to 6,775 residential units.
- 97,833 sqm of business use.
- 26,732 sqm of retail use.
- 16,319 sqm of hotel use.
- 31,827 sqm of education, community, health, culture and leisure uses.
- 10,578 sqm of private hospital use.
- 177,884 sqm of ancillary space for uses such as parking, servicing, plant and machinery.
- 11,175 sqm of space for a replacement London Underground depot.
- New public and private open space, including the provision of the Lost River Park.
- 4,217 car parking spaces and 9,731 cycle parking spaces.

The planning permissions were accompanied by a single Section 106 Agreement containing a suite of obligations controlling the way in which the redevelopment is to be implemented.

The outline planning permissions establish the key principles of the Earl's Court development with the detailed proposals being the subject of further planning submissions for determination by RBKC and LBHF.

EC Properties Ltd has now submitted the first package of reserved matters applications for part of 'Earl's Court Village' located in both RBKC and LBHF. In addition to the reserved matters applications, the following applications have also been submitted:

- A detailed planning application for West Brompton Village, submitted to both RBKC and LBHF; and
- A detailed planning application for an extension to the basement, approved as part of Permission 1, submitted to RBKC.

This leaflet summarises the various submissions that have been made to RBKC and LBHF and explains where to find further information.



# The Reserved Matters Applications

EC Properties Ltd has submitted two reserved matters applications for development parcels within the red line boundary on the map:

- one to RBKC pursuant to Permission 1 (ref. PP/11/01937); and
- the other to LBHF pursuant to Permission 2 (ref. 2011/02001/OUT).

The applications are consistent with the principles and parameters set by Permissions 1 and 2. They seek approval for detailed design, including the following matters:

- scale;
- layout;
- appearance; and
- landscaping



The development covered by the reserved matter applications covers the area within the red line on the map above. It comprises the following land uses:

Land use	Reserved Matter Application submitted to RBKC	Reserved Matter Application submitted to LBHF	Maximum floor space GEA (sqm)
Residential (C3)	119,001	93,083	212,084*
Retail (A1 – A5)	3,153	5,831	8,984
Education / Health / Community / Culture / Leisure (D1/D2)	324	0	324
Ancillary	25,062	31,659	56,721

(\*The reserved matters applications propose 1,277 residential units. This includes 583 units within RBKC and 694 units within LBHF).

The following documents have been submitted by EC Properties Ltd in support of both reserved matters applications:

- Cover Letters
- Application Forms
- Plans and Drawings
- Development Specification
- Statement of Community Involvement
- Design and Access Statement
- Flood Management Plan
- Internal Daylight, Sunlight and Overshadowing Report
- Wind Report
- Noise Report
- Daylight and Sunlight Assessment: Interim Effects on Estate Buildings



# The West Brompton Village Planning Application

EC Properties Ltd has submitted a planning application for an area of the Earl's Court development known as West Brompton Village. The boundary is shown with a blue line on the map.

The application is submitted in full detail and covers land in both RBKC and LBHF. It has been submitted to both Councils for their determination.

This is a new planning application and, if approved, would supersede the relevant areas of Permission 1 and Permission 2.



**The West Brompton Village proposed development comprises:**

- 5,450 sqm (GEA) of residential use, accommodating 37 residential units.
- 607 sqm (GEA) of retail use.
- 0.2 hectares of new public open space.
- Vehicular and pedestrian access from Old Brompton Road / Lillie Road and Empress Place.
- 9 car parking spaces and 65 cycle parking spaces.

**The following documents have been submitted by EC Properties Ltd in support of the planning application:**

- Cover Letters
- Application Forms
- Plans and Drawings
- Design and Access Statement
- Development Specification
- Planning Statement
- Transport Statement
- Internal and External Daylight and
- Sunlight Reports
- Waste Strategy
- Sustainability Statement
- Energy Strategy
- Basement Construction Methodology
- Environmental Information (including Environmental Statement)

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# Basement Extension Planning Application

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EC Properties Ltd has submitted a planning application to RBKC for an extension to the basement as consented by Permission 1. The basement extension is situated within the yellow area shown to the left.

The basement extension application proposes a floorspace of 3,360 sqm (GEA). It will be used for ancillary purposes (e.g. parking, plant and servicing) linked to the Earl's Court development.

The planning application comprises forms and drawings for approval and Environmental information (including Environmental Statement). All other supporting documentation is shared with the documentation submitted in support of the reserved matters applications (as noted on the previous page).

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## Where can I see the various Planning Applications?

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All the planning applications and all supporting documents have been published online at the websites of the Royal Borough of Kensington & Chelsea and the London Borough of Hammersmith & Fulham.

**To view the applications please go to:**

Royal Borough of Kensington & Chelsea  
<http://www.rbkc.gov.uk/planningandconservation/planningapplications/earlscourtapplication.aspx>

or

London Borough of Hammersmith & Fulham  
[www.lbhf.gov.uk/earlscourtapplication](http://www.lbhf.gov.uk/earlscourtapplication)

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