

PLANS TO RESTORE EARLS COURT AS A GLOBAL DESTINATION BACKED BY THE LONDON BOROUGH OF HAMMERSMITH & FULHAM

27/11/25



- On the evening of Wednesday 26 November 2025, the planning committee of the London Borough of Hammersmith & Fulham (LBHF) unanimously resolved to grant planning permission for the Hybrid Planning Application in their borough for redevelopment of the former Earls Court Exhibition Centres.
- The 44 acre, £10 billion masterplan will transform central London's largest cleared development site, which spans both the London Borough of Hammersmith & Fulham and the Royal Borough of Kensington & Chelsea.
- The long empty site will be transformed as a new neighbourhood with c.4,000 homes, 12,000 jobs, leisure and cultural venues set within 20-acres of public realm and green space. Reinstating its position as a destination for innovation and discovery, it will be a showcase for sustainability with 2.5 million sq ft of workspace focused on the climate innovation sector. This will deliver on the London Growth Plan and Upstream London. The whole development will be supported by a zero-carbon energy network and a zero operational carbon target as the basis of the development.
- The Earls Court Development Company (ECDC) is responsible for the transformation of the 44-acre area on behalf of the Earls Court Partnership Limited – a joint venture between Delancey (on behalf of its client funds), the Dutch pension fund manager, APG, and Places for London, Transport for London's property company.
- This first milestone paves the way for ECDC to work with partners across the public and private sectors to move forwards with plans to start on site as soon as possible. The first phase will deliver up to 1,300 homes, public realm and the first cultural venue.
- Those moving into the well-connected development will benefit from three Tube stations on their doorstep, as well as several bus routes, allowing residents and visitors to travel around the local area and further afield with ease.

For further information,
please contact:

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“Earls Court will be a new district in West London. A long-underused, centrally located, site with exceptional connectivity to deliver new homes, jobs and public space at scale - a strategic part of London's growth agenda.”

Rob Heasman

CEO

ECDC

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Rob Heasman, Chief Executive of ECDC, said:

“This marks a major milestone, following years of active listening and engagement with local communities and the development of designs that are truly reflective of Earls Court's heritage as a place that dared – to showcase, to entertain and celebrate the spectacular.

DELANCEY



“We would like to thank all who have contributed so much of their time, energy and consideration to help us shape an application that delivers so much for local people and for London. That includes residents, local businesses, community groups and charities, and the Leadership officers and councillors at the London Borough of Hammersmith & Fulham.

“Earls Court will be a new district in West London. A long-underused, centrally located, site with exceptional connectivity to deliver new homes, jobs and public space at scale - a strategic part of London’s growth agenda. We have worked closely with the Leader of Hammersmith & Fulham, Councillor Stephen Cowan, and his team to embed the ambitions of Upstream London into the vision for Earls Court as a model of innovative urban renewal.

“We now look forward to the plans being considered by the Royal Borough of Kensington & Chelsea Planning Committee and working with public and private sector partners to move into delivering the first phase of this project.”

The masterplan evolved through extensive engagement and co-design with local communities, ensuring that the voices of those who live and work near the site are reflected in the plans – over 70% of representations to the Council were in support of the planning application.

Earls Court will be an inclusive new neighbourhood for West London, bringing c.4,000 homes for all stages of life. Along with affordable homes, it will pilot innovative approaches to housing to address a range of London’s housing needs. With the first phase designed in detail, consent in both boroughs means enabling works can start in 2026.

Celebrating the site’s incredible legacy of performance and ingenuity, Earls Court will be home to three new world-class cultural venues, collectively accommodating over 2,500 people, as well as a range of diverse spaces, fixed and pop-up venues and retail, dining and leisure spaces.

Sustainability will underpin the development, with a climate resilient landscape

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“Leslie’s story serves as an inspiration for current generations, to continue to challenge racial boundaries in sport. We hope this blue plaque helps celebrate his achievements and inspires future generations “

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CEO

ECDC

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embedding an ambition to go beyond net zero, generating an 85% increase in biodiversity across the site, and operated through a zero-carbon energy network. Attracting the world's most inventive minds, Earls Court will become a showcase for climate innovation, with 2.5 million sq. ft of workspace supporting start-ups, scale ups, creatives and multinationals, delivering around 12,000 jobs on site.

Once complete, the final development will create £3bn per year of economic impact to the UK economy, and support 23,500 jobs right across the country.



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