

EARL'S ♥ COURT SOCIETY

Spring 2026
2026 2026



Welcome to the Earl's Court Society Newsletter

The Society represents the interests of all residents of Earl's Court and works with the Council and other bodies on all issues affecting our community.

Please visit our website at <https://earlscourtsociety.org.uk/> and feel free to email info@earlscourtsociety.org.uk at any time with any questions or suggestions.

1. Planning and Conservation (with Licensing)

Planning and licensing activity remains busy in Earl's Court and our response to it remains at the heart of the Earl's Court Society's work. Our Planning and Conservation committee meets monthly to review all new applications and respond when necessary.

We are always looking for new committee members to represent all corners of the area and for volunteers for practical activities that are vital to achieve the objectives of the Community. If you are interested, please get in touch with us at planning@earlscourtsociety.org.uk.

The recent cyber-attack made the Council's planning portal and applications inaccessible, which means that there will be many applications to review and comment on now that the systems are coming back online.

Earl's Court Road: Improving and enhancing our local high street is a major area of focus. We continue to review all new shopfront applications and, where possible, engage with applicants directly to encourage changes that will improve the look of the street. Our approach is cooperative and consultative. We aim for early engagement with applicants where feasible.



Despite the cyberattack, Licensing applications are still being reviewed. We fight against detrimental late-night opening, and push for sensible conditions regarding pavement cleaning, waste disposal and other routine matters. We believe that these must be done in a responsible and courteous way recognising the proximity of commercial and residential properties in Earl's Court. We also attend routine meetings with local businesses to ensure that they understand the concerns of our residents.

Silvertime Amusements has applied for permission to create a four-storey amusement arcade in the former Lloyds Bank building on the corner of Hogarth Road. We have strongly encouraged our members to object to the current licensing application, and will launch a similar campaign against their planning application once the planning consultation period reopens. Thank you to all who have written letters of objection.



Hogarth Road Community Market: RBKC has approved a six-month trial of a Sunday community market in Hogarth Road, starting on Sunday 12 April. The market aims to bring a lively mix of local traders and fresh produce to the street each week. The market will be open every Sunday from 10:00 to 14:00 and will sell all the usual market favourites, such as bread, vegetables and deli items from well-established small companies plus local businesses or groups looking to trade either as a food retailer or community stall.

To allow the market to operate safely, there will be a road closure in place each Sunday from 7:00 to 16:00 between the junction with Earl's Court Road and 12 Hogarth Road. Access will be available via Knaresborough Place, with the northern part of Hogarth Road operating two-way traffic. A small number of parking bays will be temporarily suspended to create passing places. Emergency vehicle access will be maintained from Earl's Court Road.



2. Business and Commerce

Objectives: The working group objectives are to make Earl's Court:

- Pedestrian-friendly.
- Attractive to businesses servicing and supporting residents.
- A destination that people want to come and visit.

Progress Update: To help bridge the gap between business and residents, we have set up a working group with three Earl's Court residents who have extensive professional retail and marketing experience. The group has met twice to confirm its objectives and scope, and to identify short-to-medium-term opportunities.

Looking Forward: The group now plans to work on the agreed short-term actions. To help with that, we would like to recruit additional members to the Working Group. Please email [Christophe Noblet at chrnobleth@hotmail.com](mailto:chrnobleth@hotmail.com) if you would like to become involved.

3. Environmental

Objectives: The Environmental Group has two strategic priorities:

- Protecting Earl's Court Road as a thriving local high street.
- Securing the best possible environmental outcomes for residents and businesses in relation to the proposed Earls Court Development (on the old Exhibition Centre site), particularly air quality and construction-related pollution.

Progress Update: In the last six months, we have:

- Secured continued funding for ongoing air-pollution monitoring near the Earls Court Development site, backed by Imperial College London and the Bloomberg Foundation.
- Met with other London community groups to identify strategies for monitoring, advocacy, and holding councils and developers to account.
- Contributed to formal objections to the Earls Court Development submitted in December.

Pollution: A pollution sensor on Warwick Road consistently records air quality levels that exceed the World Health Organization's recommended limits for health. With construction at the Earls Court Development expected to begin soon, pollution levels are likely to worsen further. Construction activity is responsible for more than 30% of dust pollution across London.

Why High Pollution Levels Concern Us: Air pollution at the levels recorded locally is linked to serious health risks, including respiratory and cardiovascular disease, reduced lung development in children, and increased long-term risk of stroke and cancer. Historic monitoring in Kensington & Chelsea has shown roadside NO₂ levels surpassing safe limits, and PM2.5 levels across London frequently exceed WHO thresholds.

Why Pollution Remains High Locally: Traffic emissions are the primary source of NO₂ across London, while construction activity, diesel engines, and brake and tyre wear contribute significantly to PM10 and PM2.5 levels. Pollution hotspots are especially persistent around busy roads, such as those surrounding the Earls Court Development.



Looking Forward: The Environmental Group will:

- Continue collaborating with other environmental organisations across London.
- Challenge the Earls Court Development to follow best practice to minimise pollution risks.
- Increase community engagement to encourage residents and local authorities to act on air-quality concerns.
- Hold monthly Environmental Group meetings.
- Recruit additional members to support the group's work. Please email Ed Latham at ejolatham@gmail.com if you would like to become involved.

4. Housing and Welfare

The group's efforts have recently been focused on the following housing associations and landlords. Below is the most recent news relating to the UK's largest housing associations, i.e. independent, not-for-profit organisations that own, develop, and manage homes for social rent, affordable rent, and shared ownership.

Notting Hill Genesis: The police are to consider serving a notice on Notting Hill Genesis for poor security at buildings they manage in Earl's Court Road. A flat in Philbeach Gardens continues to be a source of antisocial behaviour, but it has been difficult to take action due to a lack of witness reports. There are issues relating to a group of buildings in Warwick Road in need of repair and maintenance. They also have ongoing issues associated with drug use and distribution. On the positive side, RBKC have installed a community garden.

MoD: The refurbishment of their house in Philbeach Gardens has been completed. RBKC have started nominating tenants, and people are now beginning to move in.

Sanctuary: There was a site inspection recently of the Sanctuary properties in Penywern Road, and the officers will go back to the cyclical-repairs team to try and bring forward the works. The front elevation needs to be painted white in line with the rest of the street. An upgrade is required to the security of the buildings. The fire-alarm system and the fire doors have been referred for review. The police have served a notice on Sanctuary.

Peabody: A building in Earl's Court Square has been referred for cyclical maintenance, with a review by the Conservation Officer of the condition of the balustrades and masonry.

L&Q: L&Q wanted to box in the distinctive barley twist columns on their buildings in Nevern Place, but they have been persuaded to repair them instead. which preserves the distinctive character of this stretch of the road. L&Q tried to sell 1a Nevern Place, but it is covenanted to community use with exclusive use by the tenants of L&Q. There has been a request to review the covenant to see whether it can be brought back to general community use.

5. Transport

The Transport Sub-Group monitors and provides input regarding the transport infrastructure in and around Earl's Court.

Earl's Court Redevelopment: Representations were made to RBKC, urging the developer's compliance with national, regional and local transport policies to transfer material to and from the site by rail rather than by road, given the site's existing direct rail connections.

Olympia Redevelopment: The Group has alerted Southern about this development and suggested that they contact the developers to take advantage of opportunities in the coming months.

West London Line: From Sunday 3 May, First Rail London Limited will take over the London Overground contract, introducing improved services on the West London Line (now part of the Mildmay Line in the London Overground network). Key changes are expected to include extra peak-time services, specifically new shuttle services running between Clapham Junction and Shepherd's Bush.



6. Inside the Earl's Court Society

Secretary Vacancy: The Society has a vacancy for the role of Secretary and would welcome any volunteers for the position. In broad terms, the role is as follows.

- Be a member of the Society's Executive Committee.
- Arrange quarterly ECS Executive Committee Meetings as agreed with the Chairman, including agreeing the date, time and location, and communicating the information to other Committee Members.
- Arrange Annual General Meetings as agreed with the Executive Committee in terms of date, time and location.
- Co-ordinating the preparation of reports by the leader of each Working Group and sharing them with the other Committee Members.
- Attend the quarterly Executive Committee Meetings and take the minutes.
- Write up the minutes for distribution to the other Executive Committee Members.

If you are interested, please email the Chairman at info@earlscourtsociety.org.uk.

Search for Volunteers: A resident association like the Earl's Court Society, which is actively involved in any crucial development in Earl's Court, cannot work without the active participation of people who are willing to offer just a few hours of their time, even occasionally, to organize events, run information campaigns, analyse specific documents or give a technical opinion about a project or an application, for example. Being able to count on a large number of volunteers is crucial for a Resident Association to succeed in fighting and achieving objectives that matter to the residents of the area. This will allow us to live better, to make us feel more secure and part of a community.

Therefore, we warmly welcome anyone willing to get involved to step forward and contribute—even occasionally—some of their time. The more people we have, the more we can achieve together.

So, please, if you are interested and willing to donate just a few hours of your time and be a more active part of our Community, write to info@earlscourtsociety.org.uk, mentioning your area of expertise and your consent for the Earl's Court Society to contact you via email, and we'll be in touch.

Officers:

- **Chair:** Francesco Zibellini
- **Vice Chair:** Sandra Yarwood
- **Secretary:** Vacant
- **Communications:** Norman Froment
- **Treasurer and Membership:** Chris David

Working Group Leaders

- **Business and Commerce:** Christophe Noblet
- **Environment, Amenities & Highways:** Ed Latham
- **Health, Housing and Welfare:** Linda Wade
- **History:** Nick Woolven
- **Planning & Licensing:** Andrea Level, Sandra Yarwood
- **Police, Crime, Safety and Anti-Social Behaviour:** David Elavia
- **Traffic and Transport:** Mark Balaam

To contact any of the above, please email info@earlscourtsociety.org.uk, clearly indicating who you wish to contact.

7. Membership

Thanks to all who have already renewed their membership of The Earl's Court Society; however, many of our friends and neighbours have not yet paid up. At just £5 per year, it is one of the best deals around. Your support enables our committed team of local citizens to continue to make Earl's Court work better for everyone as well as making it more attractive, enjoyable and distinctive. In reading this newsletter, you will have discovered some of the things that our various working groups are currently doing to improve life for all of us in Earl's Court.

As our bank now makes charges for processing cheques, it would be much appreciated if you would arrange payment by standing order. If you bank online, you can set up your own standing order using the details below. If for any reason you cannot set up a standing order, you can also pay by bank transfer.

The Earl's Court Society,
Metro Bank,
Account No: 10213867
Sort Code No: 23-05-80

To enable us to add you to our distribution list, please fill in the attached form and email it to chrismdavid7@gmail.com.

Thank you for continuing to support the Society.

Earl's Court Society Membership Standing-Order Form

Please use the following information to set up your standing order via online banking or your mobile-banking app, or hand it in at your bank.

Once you have set up your standing order, please send the completed form to chrismdavid7@gmail.com for our records.

YOUR BANK INFORMATION	
Your bank name and address	
Your name	
Your address and postcode	
Name of your account	
Number of your account	
PAYEE INFORMATION	
Name	The Earl's Court Society
Bank	Metro Bank, 247-249 Cromwell Road London, SW5 9GA
Sort Code	23-05-80
Account Number	10213867
STANDING ORDER INSTRUCTION	
Please pay the amount of £5 or £10 (delete as appropriate) immediately in 2026 and then on the 5th January 2027 and continuing until further notice.	
Quoting reference (write in name of member)	ECS..... (Member name)
Signature (1st signatory)	
Signature (2nd signatory – if applicable)	
Date	