

Boka Hotel comments

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Dear Mr Mayor

My comments are about the Earls Court area and the planned development by Capco now on hold . I will make some comments on how that permission was obtained before making my comments and suggestions.

As we know permission was given to capco to demolish the Exhibition Centre which as followed by a worrying display of joy from an RBKC Planning Officer who publicly hugged and kissed Capco members when permission was granted , not the normal planning application behaviour to my mind ?

English Heritage was approached about listing the centre , they hired a consultant and he decided it was of no significance and should be demolished. What was never mentioned or disclosed was that Richard Coleman (his name comes up in lots of enquiries over the years) who has a history of stating buildings are of no interest to save (when developers want to build somewhere) had/has the Earls Court owners Capco and DP9 Capcos planning agents as clients of his own firm at the time of carrying out the report so a complete conflict of interest. So English Heritage issued a Certificate of Immunity from Listing Earls Court as apparently it was of no interest at the same time as they listed a concrete skateboard park in East London, the mind boggles

Many local residents have suffered from the noise , night time working which the same planning officer at RBKC told the planning committee they had to ignore residents' objections , dust and loss of business locally. We also object to capco now having huge boards classifying Earls Court as a New District for London when it has existed for hundreds of years

Having made my points about how we got here I would now like to give you my comments on what I believe should happen and what I believe the mayor should look at seriously

This is what I believe should happen to the Earls Court area for the benefit of local residents, local business, the benefit of London in general from an income point of view and those who visit the area.

1 - Build a replacement exhibition / conference / sporting / music venue (a world class green venue that with its green credentials would be a destination in its own right) on what was Earls Court 1 (London is lacking exhibition space and Excel is not popular), a replacement world class venue was what the council originally stated and promised in their forward plans a few years back. This would put Earls Court back on the map for all the right reasons.

The exhibition industry was always against the demolition as it is crying out for space, London lost £1 billion income per annum due to the demolition and the city and the local area especially needs this income back, an exhibition centre brings overnight hotel stays which in turn brings business for local pubs and restaurants etc.

2 - Leave the West Kensington and Gibbs Green estates as they are to be managed by the residents which I believe is their ultimate wish

3 - Leave the Police in the Empress State building as opposed to kicking them out and turning it into a tower of luxury flats, I mean there are about 4000 staff there losing them will do more harm to local business than has already been done, and people like to feel safe the presence goes some way to fulfill that. Also, to empty the building would mean the Mayor having to find space for 4000 staff around London, an unnecessary move when they may soon own the building.

4 - Then what was Earls Court 2 should build housing etc. there which should be a mix of private, social and affordable housing along with other facilities such as a Post Office, GP, Community Centre etc.

5. It has been mentioned that in order to utilize the space in the coming years instead of developing which Capco can now no longer afford that it could be used as a car park or container yard. A car park would bring too much traffic to the area and serve no purpose to local people and a container yard would mean 24/7 noise and disruption with large lorries swapping the area and creating traffic chaos. If either of these uses was permitted we would see pollution from the increased traffic when the area is already above guidelines. Did we really lose such a profitable venue for a car park? This option would be oppsoed by all locals

Those are the points I would like to make and I do hope they will be taken on board

Regards

Spencer Parsons

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