

CG/AT/DP55596
July 2025

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Emma Gore (Principal Planning Officer)
Development Management
Planning and Place
The Town Hall
Hornton Street
London
W8 7NX

Dear Emma,

Former Kensal Gas Works, Canal Way, London, W10
HYBRID PLANNING APPLICATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

On behalf of our client and the Applicant, St William Homes LLP, please find enclosed a hybrid planning application which has been submitted to the Royal Borough of Kensington and Chelsea (RBKC), in relation to the site known as 'Former Kensal Gas Works, Canal Way, London, W10'.

Description of Development

The Applicant has submitted a hybrid planning application, comprising both detailed and outline elements, for the following description of development:

"Hybrid application for the phased redevelopment of Plot 3 of the masterplan site through demolition of all above ground existing buildings and structures, site remediation, and creation of residential floorspace (Use Class C3) and flexible ground floor commercial, business and service floorspace (Use Class E), in buildings ranging in height up to 31 storeys (maximum 98 metres from ground), with associated public realm and infrastructure works, comprising:

- *Outline proposals for residential floorspace including ancillary residential facilities (Use Class C3) (up to 74,450 sqm GEA) and flexible commercial, business and service floorspace (Use Class E) (up to 890 sqm GEA), new pedestrian, cycle and vehicular access, open space, landscaping, car and cycle parking, infrastructure and associated works; and,*
- *Detailed proposals for residential floorspace (Use Class C3) (25,792 sqm GEA) new pedestrian, cycle and vehicular access including bus route and associated facilities, open space, landscaping, car and cycle parking, infrastructure and associated works".*

Supporting Documents

In addition to this covering letter, please find the following documents in support of the application:



1. **Application Form, requisite fee and certificates**, prepared by St William and DP9;
2. **Suite of drawings**, including:
 - Location and site plans, prepared by Pilbrow and Partners
 - Parameter plans, prepared by Pilbrow and Partners
 - Proposed plans, prepared by Pilbrow and Partners
 - Proposed landscaping plans, prepared by Gilliespies
3. **Planning Statement (including draft S106 HoTs and Affordable Housing Statement)**, prepared by DP9;
4. **CIL Form**, prepared by St William and DP9;
5. **Development Specification**, prepared by DP9;
6. **Statement of Community Involvement**, prepared by Icenii;
7. **Community Space Audit**, prepared by Temple;
8. **Tree Survey / Arboricultural Impact Assessment**, prepared by Temple;
9. **Biodiversity Net Gain Assessment**, prepared by Temple;
10. **Environmental Statement**, including the following chapters:
 - Traffic and transport
 - Socio economics
 - Air Quality
 - Noise and Vibration
 - Ground Conditions and Contamination
 - Daylight, Sunlight and Overshadowing, Light Pollution and Solar Glare
 - Townscape, Visual Impact and Heritage Assessment
 - Built Heritage
 - Wind Microclimate
 - Climate and Greenhouse Gases
 - Ecology
 - Effect Interactions
 - Residual Effects and Conclusions
 - Separate volume on Townscape, Visual Impact and Heritage Assessment.
11. **Design Code**, prepared by Pilbrow and Partners
12. **Design & Access Statement (including an inclusive design statement)**, prepared by Pilbrow and Partners
13. **Townscape and Visual Impact Assessment**, prepared by Tavernor Consultancy;
14. **Heritage Statement**, prepared by Smith Jenkins;
15. **Archaeology Assessment**, prepared by PCA;
16. **Daylight, Sunlight and Overshadowing**, (including solar glare Assessment), prepared by eB7;
17. **Land Contamination Assessment**, prepared by Tetra Tech;
18. **Flood Risk Assessment and Drainage Strategy**, prepared by PTA Consult;
19. **Energy Assessment**, prepared by Hodkinsons;
20. **Sustainability Statement**, prepared by Hodkinsons;
21. **Overheating Assessment**, prepared by Hodkinsons;
22. **Preliminary Risk Assessment**, prepared by Tetra Tech;
23. **Whole Life Cycle Carbon Assessment**, prepared by Hodkinsons;



- 24. Circular Economy Statement**, prepared by Hodkinsons;
- 25. Construction Environmental Management Plan**, including : Construction Logistics Plan, prepared by St William
- 26. Delivery and Servicing Plan**, prepared by SLR;
- 27. Transport Assessment (including a Travel Plan)**, prepared by SLR;
- 28. Fire Statement**, prepared by Introba;
- 29. Quality Design Review Report**, prepared by Introba; and,
- 30. Integrated Water Management Strategy**, prepared by PTA Consult.

Application Fee and Conclusion

The requisite application fee has been paid by the Applicant online via the Planning Portal.

We trust the above and enclosed information is sufficient for the validation and registration of the application. However, if you have any queries or require any additional information, please do not hesitate to contact Annie Timms or Chris Gascoigne of this office.

Yours faithfully,

DP9 Ltd.

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