

REKO LTD PLANNING

PLANNING STATEMENT

FORGE AND FOUNDRY 3-7 DELANCEY STREET,

LONDON, NW1 7NL

1. Reko Ltd have taken a 30 year lease of the Forge and Foundry, Ground and First Floor, 3-7 Delancey Street, London, NW1 7NL and have invested already £300,000 in the premises. In 2011 planning permission was granted so as to vary condition 2 (opening hours of café/restaurant) and condition 6 (opening hours of music recital hall) in respect of planning permission 19/03/07 (2006/2680/P) and demolition of existing buildings and redevelopment of the site to provide a café/restaurant (class A3) with an internal courtyard to link with a music/recital/practice hall (sui generis).
2. The existing planning permission therefore allows for a music/recital/practice hall with café/restaurant subject to a number of conditions relating to the operating hours.
3. This application seeks to secure the long term future and viability of this culturally important venue. The application is for change of use to a sui generis live music/cabaret/event venue with café and restaurant and with opening hours as per the premises licence granted already by Camden Council.
4. It must be noted that the premises have been vacant for in the region of 4 years prior to Reko Limited taking over the premises. No other party has sought to take over and invest in these premises which had become a space for and frequented regularly by squatters.
5. The proposal for the venue is to re-establish and better the previous live music operation with a good food offering on both floors. More importantly it is proposed that the venue will be a welcoming and safe venue for the LGBTQ community given the complete lack of other venues in Camden Town for this community.
6. Staff employed and security staff employed will be LGBTQ friendly and the venue will act as a meeting point for the community, alongside regular nights and events.

7. Live music will be overseen by the founder of Camden Jazz Café venue Adrian Gibson, and LGBTQ nights and meetings will include Club Kali, Exilio and Lady Ole. The food menu will be a Thai and Sushi offering.
8. Upstairs will house many daytime LGBTQ meetings centring on diversity and other issues of importance and holding other culturally important meetings in Camden. The venue will be preserving Camden's live music heritage as well as being a welcoming venue for those from all backgrounds.
9. The venue will employ 22 people, there will be a strict dispersal policy and a robust noise report will be prepared.
10. There is very strong support for this new venue with over 600 people signing a petition.
11. The venue is culturally important given that it will re-establish and better the previous live music operation and provide a welcoming and safe venue for the LGBT community.
12. Camden has lost a number of live music/LGBTQ/late night venues in recent years including the Black Cap, Bloc Bar, Her Upstairs, Shakka Zulu and Proud.
13. The applicant is conscious of the nearby residential properties and has agreed a condition with the Environmental Health Officer as follows.

"The Licensee shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures, which will include the installation of a noise limiting device, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. the scheme shall be submitted for approval by the council and the approved scheme fully implemented to the satisfaction of the council and the licensee notified in writing accordingly, prior to the premises being used for increased regulated entertainment. The

report must satisfy the local authority that the premises structure is suitable for entertainment proposed to prevent noise breakout giving rise to public nuisance. The report shall include post completion tests of all acoustic works during the quieter hours for licensing activity."

14. A range of other conditions are attached to the premises licence so as to prevent public nuisance which include the following:

- Notices should be clearly displayed at the exits of the premises reminding patrons that they are in a residential area and must leave the premises quickly and quietly
- Whilst the licence is in use, all doors and windows (with the exception of outer doors to Delancey Street) must be kept closed. A dispersal policy should be in place at all times.
- There are also a range of other conditions relating to carrying out risk assessments to prevent crime and disorder, drug abuse.
- A noise limiter is to be installed on equipment used for amplifying regulated entertainment within the premises and if applicable set a level requested by Camden's Environmental Health Team.
- The premises should be adequately ventilated to allow doors and windows to remain closed during licensed entertainment. The air conditioning must be maintained in a proper working order.
- An acoustic lobby shall be installed or entrance designed to minimise sound escape from the premises ensuring that all doors open in the direction of escape in case of emergency. All fire exits adequately sound proofed to prevent sound outbreak.
- Delancey Passage shall not be used by patrons at any time unless in the event of an emergency.

15. All staff will be fully trained as appropriate in respect of the relevant licensing law, the implementation of licence conditions, health and safety, first aid, alcohol and drug awareness and conflict management and there will be a zero tolerance towards drugs.
16. This application if granted would lead to a significant investment in a culturally important building and secure the future and viability of the building. It will provide employment and a destination venue for the LGBT community and those from all backgrounds.

DESIGN AND ACCESS

17. For the avoidance of doubt, the proposal set out in this application does not affect the design and access to the building in any way that would require planning permission.
18. As set out above and in the attached application form, this application proposes at the ground and first floor areas only, a change of use from music/recital/practice hall with café/restaurant to live music/cabaret/event venue with café and restaurant. Further, the application seeks a variation of hours to align with the premises licence.
19. The change of use will not increase the capacity of the venue and there will be no change from the existing permitted development in respect of the provision and demand for public transport facilities, cycling, number of pedestrians, parking, etc.
20. The proposed ground floor plans indicate only an internal change in access and layout to the auditorium/recital hall that does not require planning permission. This internal change will not affect the existing and permitted public routes of entry or egress (including wheelchair users) to the building itself nor will it limit wheelchair access within the building.
21. As set out above, it is a condition of the premises licence that Delancey Passage shall not be used by patrons at any time unless in the event of an emergency by way of the exit door. That exit door is unchanged from the existing and permitted development.

22. The design and access considerations approved by existing planning permissions therefore remain unchanged and the present proposal is acceptable with respect to planning policy.