

From: catherine e. colley

Sent: 18 October 2023 14:23

To: Planning

Cc: Patricia Callaghan (Cllr); Richard Cotton (Cllr); Heather Johnson (Cllr); Nasim Ali (Cllr); Nadia Shah (Cllr); Russell Grant; mary burd; Caroline Choo; Kate McLaren

Subject: Planning Application 2023/3285/P 3-7 Delancey Street

I am writing on behalf of the Delancey Street Residents' Association. We would like to object to the above planning application on the following grounds:

1. Since the operators took over the venue last year, the disturbance from the music and patrons has been a continual problem for local residents. Regardless of the work from planning, licensing and environmental officers to help the operators limit the disruption and disturbance – problems are still on-going. For example, one of the worst impacts has been patrons loitering before, during and after events. The operators have not been able to control the patrons from anti-social behaviour (drugs and drink in the street, shouting, holding up traffic, leaning against resident's parked cars, blowing up and bursting balloons outside residents' windows late at night) and they haven't been able to curtail the noise levels from the music.
2. The venue was originally built as a purpose built recital hall with a small restaurant on the first floor. Conditions placed on the venue were reasonable and protected residents. Since then, the immediate area around the Forge has become more residential with flats built opposite in Chant House and now with new social housing flats attached to the newly opened Hub by Premier Inn. In addition the flat above no. 9 Delaney street is around 5 metres from the "recital hall" and housing accommodation on the corner of Arlington Road and Mary Terrace houses those who are most vulnerable in our neighbourhood. Later operational hours of 2am weekdays, and 3am Fridays and Saturdays – would only create further disturbance just at a time of night when traffic is lighter and the street is quieter.
3. The plans submitted do not require the operator to retain tables and chairs and therefore the capacity for more people using the venue is a real concern – as this will lead to significantly more people coming and

going – thus creating further noise and anti-social activity at the quietest time of night. Sleep disturbance is a major contributory factor to stress and anxiety related health conditions.

4. The operators have tried to get around licencing conditions by applying for dozens of TENS applications. It is only through the existing planning conditions that have protected us from extended licensable activities. 5.
5. Unfortunately the operators have shown time and again since it took over the Forge that it is totally unreliable and that it is either incapable of delivering on the numerous promises it makes to the official bodies, or simply has no intention of doing so. The operators have only complied when they have been slapped with notices of breaching conditions. At the January licensing hearing, against significant opposition from residents, police, local councillors, the noise team and planning, the two councillors that voted it in did so on the condition that the operators would hold 8 LGBTQ+ events per month. The operators have failed to deliver on this as well. There is nothing to suggest that the operators behaviour will change in the future, and Camden should not be supporting or encouraging it by agreeing to these changes.

Residents Caroline Chow and Alex Janocha have submitted detailed reports with evidence of the disturbance they have encountered over the past year. We urge you to reject this application.

Catherine Colley
Chair Delancey Street Residents Association