
From: Josef Situ [REDACTED]
Sent: 24 October 2023 13:39
To: Planning Planning
Subject: Planning Application 2023/3285/P 3-7 Delancey Street

To Whom It May Concern,

I am writing as part of the Delancey Street Residents' Association to object to the planning application cited in the e-mail subject. My reasons, similarly to others in the Association, are the following:

- 1.)
Since the operators took over the Forge 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 purpose-built as a 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 the housing accommodation on the corner of Arlington Road and Mary Terrace currently houses those who are most vulnerable in our neighbourhood. Later operational hours of 2am (weekdays) and 3am (Fridays and Saturdays) would create further disturbance at a time of night when traffic is lighter and the street should be 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 contributing factor to stress and anxiety-related health conditions.
- 4.)
The operators have tried to get around licensing conditions by applying for dozens of tens of applications. It is only through the existing planning conditions that we have been protected from extended licensable activities.
- 5.)
Unfortunately the operators have shown time and again since taking over the Forge that they are totally unreliable and that they are either incapable of delivering on the numerous promises they make to the official bodies, or they simply have no intention of doing so. The operators have only complied when they have been sent 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 operator's behaviour will

change in the future, and Camden should not be supporting or encouraging them by agreeing to these changes.

Furthermore, residents Caroline Chow and Alex Janocha have submitted detailed reports with evidence of the disturbances they have encountered over the past year.

For all of the above reasons I urge you to reject this application.

Josef Situ
Resident at Flat 7, 17-19 Delancey Street, London NW1 7NP, UK