

I would like to **object** to the above planning application on the following grounds:

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).

1. 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 the new flats attached to the hotel. 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 therefore the street is quieter.
2. 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.
3. Unfortunately, the operators have shown little respect to residents and have only complied when they have been slapped with notices of breaching conditions. **We do not have faith that they will be able to control the crowd in the future**
4. We have seen how they 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. Regardless of whether it's the LGBTQ or any other community that the operator is trying to attract, **the operation of this premises must not impact the amenity of residents as required in Camden's Local Plan and Policies.**

Residents Caroline Chow and Alex J... have submitted detailed reports with evidence of the disturbance they have encountered over the past year.

We urge you to reject this application.