
From: [REDACTED]
Sent: 09 January 2024 10:59
To: Planning
Cc: Patricia Callaghan (Councillor)
Subject: COMMENTS: Application 2023/5228/P - 171 Camden High Street London NW1 7JY

Good morning,

I would like my comments and objections to be added to the proposed changes to the Black Cap establishment under the application number above. The Black Cap being a historically significant venue in Camden has lain mostly empty since its closure in 2015 excepting instances where it has been used illegally, or recently as a type of cheap rooming house. Although it would be good to see the Black Cap operational again, there are several aspects of the proposal that have the potential to highly and negatively impact residents in the immediate vicinity.

Areas of concern:

1. Another late night license in the area. It seems the Black Cap already has this permission. Camden is bursting at the seams, with no increase in man power for the police, cleaning services, tfl services, safety, and more. Camden Town station on it's own is unsafe and a disaster waiting to happen.
2. Excessive late night noise and disturbance from rear exterior patio/beer garden impacting surrounding residents. Will regulated closure times of 23.00 be enforced such as is required by The Spread Eagle and the Earl of Camden?
3. Underhill Passage, known by residents as pee alley, and already used as the local urinal with all public toilets near Camden Town station closed. We have requested a urinal be placed here as exists in Inverness street to no avail. The Black Cap will almost certainly add to this. Why are the public toilets still closed, and also carrying for rent signs?
4. Use of parking on the north section of Arlington Road, excessive movement of people through Underhill Street and Underhill Passage to access the Black Cap. The northern portion of Arlington road closest to Parkway is currently free parking and not requiring a residential permit after 18.30 M-F, and 17.30 on Saturday. This is used almost exclusively by late night patrons attending various venues in the area. Cars regularly park illegally on double yellow areas and there is no monitoring or ticketing to be seen. The secret theatre is also slated to open on Arlington north of Delancey exacerbating this demand for parking in the immediate vicinity. Already we endure cars acting as bars pre-outing, people congregating and loud music from vehicles, yelling, singing, drunkenness, etc. This will only be exacerbated with parking control staying as it is and adding more late night venues.
5. Concerns over request for change of use to M&S carpark to accommodate Black Cap patrons. We have only just got the drug dealing and usage issues under control. It seems obvious that the Black Cap will request the car park to stay open to accommodate its patrons. This would be an absolute disaster for noise, drug dealing, and anti social behaviour
6. Change of use of accommodation ostensibly for visiting musicians and staff, but which will inevitable just be used as Airbnb type short stay accommodation for tourists.

The area in question already struggles with late licenses, uncontrolled crowds, anti social behaviour, late night noise of leaving patrons, fights, vomit, and more. The Forge on Delancey is the most recent example of this with dangerous numbers of people leaving in the early hours, blocking traffic and roads, and heavily impacting local residents. This has been repeatedly contested by local residents, police, and community associations and yet a late license is still being requested and the Forge continues to operate without proper licensing and with no repercussions.

An estimated 30 million visitors are coming to Camden Town each year which is roughly equal to 600,000 visitors every week for 52 weeks. Camden continues to crumble around this load with filthy pavements, lack of public services like basic toilets, proper garbage collection and street cleaning, an unsafe tube station, drug use and abuse, homelessness, and lack of policing. New licenses tend to favour large venues that attract even larger numbers of transient visitors, continual increased short stay beds rather than desperately needed affordable housing, and alcohol licenses until 3 am which only exacerbate the enormous problems already occurring.

Best,

Sue Torry
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London

