
From: Alex Goulds [REDACTED]
Sent: 11 January 2024 14:14
To: Planning
Subject: Planning Application - 2023/5228/P - 171 Camden High Street London NW1 7JY

Dear Planning Officers,

We are owners and occupiers of one of the residential units at 159-165 Camden High Street adjacent to the Black Cap property.

Whilst we would support the reopening of the Black Cap in theory, the reality is that in the past 9 years since the Black Cap closure in 2015 there has been significant residential development in very close proximity to the property.

As one of the adjacent terraces to the Black Cap we can confirm that the occupancy of the Black Cap in any sui generis capacity will have significant detrimental impact to not only our health, wellbeing but the property as well. This is the case for all of my building we occupy (~50 residents) as well as the properties opposite on Arlington road that overlook the M&S Car park. This is due to the below:

1. Noise levels. We have experienced extreme noise levels first hand in our home when there were only several occupants on the terrace and internally in the past few years (whether accessing the terrace legally or illegally) which stopped all our ability to sleep and therefore work. Any use of the terrace would have significant noise impact on residents.
2. The vibration emanating from this property from music internally and externally will impact all flats in the area. Again we have experienced this in the past few years.
3. The proximity of this terrace to numerous residential units is such that any occupancy, especially a late night venue would pose a security threat and overlooking issue. Once again we have experienced this first hand.
4. Concerns over additional late night licensed venues along this residential part of Camden High street - in particular near Underhill Passage which already suffers from drug use, public urination and defecation. Increased late night activity will only exacerbate this issue and increase security threats. The circumstances of the local vicinity has changed dramatically in these past 9 years and we urge the council to protect its occupants.
5. Concerns over first floor kitchenette with odour pollution from the kitchen extract to the residential building adjacent.

We are therefore **opposed** to the reopening of the Black Cap. We would only support the reopening of the ground floor and only if significant remedial works are done to prevent noise and vibration pollution from the property with significant increased security to the area.

Thank you for your time.

Kind regards,

Alexandra Goulds & Saffa Deghani