

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5228/P	Sandra hassard	22/01/2024 12:26:59	COMMNT	This pub was a vital part of our community, and has been missed by many!!
2023/5228/P	Sarongrat Wongsaroj	22/01/2024 12:56:49	OBJ	<p>I live in the building on the other side of M&S's car park from the site and will be directly affected by any use of the space at the back of the building that generates excessive noise or noise at unsociable hours.</p> <p>While I welcome the regeneration of the vacant site at 171 Camden High Street, which previously was the Black Cap pub, I have reservations about the current proposals.</p> <p>The proposed use of the first floor external terrace as a drinking/smoking area is problematic. Previously, the Black Cap's patrons would have access to the terrace for these very same purposes, but there was no enforcement of curfew. This led to loud noises that carried directly to my property well into the early hours of the morning. Absent the ability to enforce a strict curfew, the pavement area in front of the premises on Camden High Street should instead be the designated smoking/outdoor drinking area.</p> <p>Additionally, proper sound proofing of the ground floor space (and any space where loud music will be played) will be required, including a system to dampen any vibration. Both the music and the vibration from the Black Cap could be clearly heard and felt in my property previously. This was exacerbated by the presence of an emergency door into M&S's car park, which was regularly left open.</p> <p>If solutions cannot be found for the noise and vibration problems mentioned above, I would have to object to the proposal.</p>
2023/5228/P	Karl Mah	22/01/2024 10:25:20	OBJ	<p>I am a resident in a block of flats at 156 Arlington Road in Camden, and my flat is at the rear of the building directly facing the rear of the Black Cap. Nothing separates us and the Black Cap other than the width of a private access road and the M&S customer car park. In previous years when the Black Cap was in operation, the noise from the late night activity caused enormous problems for me and other residents and the Black Cap was the subject of numerous noise complaints.</p> <p>The noise came from two sources - first, the rear doors to the Black Cap being unsecured, meaning that noise from the nightclub escaped and could be heard by residents until the early hours of the morning. Secondly, patrons using the terrace at the rear of the Black Cap to smoke and drink were loud and because there was no noise barrier, the noise they made was unbearable.</p> <p>Therefore I would strongly urge the Council to impose a strict soundproofing condition on the Black Cap, meaning that the space needs to be properly soundproofed so that no noise escapes the rear, and also to impose a strict 10pm curfew on the outside terrace being used. If a smoking area is required then this should be at the front of the Black Cap, on the high street.</p>
2023/5228/P	Christine Dystant	22/01/2024 18:25:30	COMMNT	I fully support this application. This building has been abandoned for far too long when it could be used as a wonderful venue and great addition to Camden High Street.

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2023/5228/P	TRACT	22/01/2024 11:27:22	SUPC	<p>The external terrace has historically caused disturbance to residential premises on Parkway and Arlington Road. Since its closure there has been an increase in residential premises in the block. If the first floor external terrace is to be utilised it must close by 22:00hrs and not be used as a smoking area beyond this time.</p> <p>It would be entirely unfair to impact the amenity of residents late at night with this terrace.</p> <p>The capacity of the terrace should be capped at 20 and there should be no music or speakers at anytime in the external area.</p> <p>Staff should check regularly to ensure noise from customers is kept to a reasonable level. An acoustic survey of baseline noise levels at sensitive premises would be sensible.</p>
