

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5228/P	Georgie	11/02/2024 23:34:01	COMMNT	please restore it to its previous nature as a legendary LGBTQIA+ venue, a true safe haven for the community, local and beyond. Please consult closely with the members of the #wearethelblackcap activist group as they have been tirelessly petitioning for 9 years!! please listen to them and others with lived experience and involvw them in participatory delivery of the restoring of this venue. Please ensure it is accessible in terms of wheelchairs and also pricing and for performers of the cabaret events.
2023/5228/P	David	10/02/2024 21:21:50	NOBJ	I believe that this venue will be a great asset to the local and wider community. I believe the planned improvements to be welcome.
2023/5228/P	Mark Newman	11/02/2024 23:31:05	SUPPRT	This proposal provides not only the reinstatement of Camden's historic LGBT venue but also does so with a sympathetic commercial foundation to sustain the business well into the future. Venues like the Black Cap are needed to provide a safe and visible space for LGBT patrons and friends, and will also make an oversized contribution to Camden's cultural and entertainment place in London. As a Camden resident I support this proposed development.
2023/5228/P	Joanne Scott	09/02/2024 20:15:05	SUPPRT	I am writing, as the Pub Protection Officer for Campaign for Real Ale (CAMRA) North London branch to support the application for the Certificate of Lawfulness to reopen The Black Cap in Camden. This iconic LGBTQ+ pub, music and cabaret venue closed after 40 years in 2015 and has not reopened since. We support the campaigners, We are The Black Cap, behind the campaign to reopen the pub and the plans they have put forward to reopen The Black Cap, including a community space for LGBTQ+ people. The beer garden and first floor roof terrace are part of the assets of the pub and should be protected. The residents living in new developments nearby, should be mindful of the 'Agent of Change' policy, which protects live music venues from noise complaints. There aren't many pubs on Camden High Street with outdoor space, so this will be an important asset for the pub, which will generate additional revenue. The pub and venue has an active ACV, which is a material planning consideration. We would request that the council grant the Certificate of Lawfulness, so the Black Cap can reopen.
2023/5228/P	Nobantu Mbeki	10/02/2024 21:04:20	OBJ	Unfortunately this property backs onto the same area as ours (opposite the parking lot). As a consequence we will hear the noise that emanates from it, as had happened in the past. This will be particularly a disturbance if this venue is also opened midweek. My appeal is that you consider that the properties that back onto 171 Camden High Street are primarily residential.
2023/5228/P	Risana Zitha	10/02/2024 21:05:21	OBJ	I am opposed to this development. If it does go ahead there needs to be strict restrictions on sound proofing and preventing people coming outside and making a noise (especially the smoking area). The development will add to noise levels in the area behind the project which faces onto our block.
2023/5228/P	Caroline Choo	11/02/2024 23:45:14	OBJNOT	Conditions need to be placed onto the planning of this building to ensure that adequate sound proofing is advised upon and implemented before the venue is allowed to operate. The terrace should be closed after 22:00 and any smoking area should be located on Camden High Street.

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2023/5228/P	forum+	10/02/2024 15:51:15	SUPPRT	<p>forum+ is an independent charity working to promote equality for LGBT people in Camden and Islington.</p> <p>forum+ fully support the planning application to re-open The Black Cap. forum+ (previously as Camden LGBT Forum) is proud to have secured two ACV designations for the venue, in recognition of the special place this iconic venue holds in Camden culture and heritage. The proposals by the owners Kicking Horse 3 (KH3) would bring the site back into positive use and provide huge benefit to the LGBT+ and wider community in Camden.</p> <p>History and Future of The Black Cap The history of The Black Cap is well documented. Dubbed 'the Palladium of Drag', the Black Cap had been an LGBT community and cabaret space for more than 60 years. Prior to closure LGBT+ individuals and community groups used the venue to create support networks. The Black Cap has been missed terribly since its closure and a great many people have given such generous donation of time and effort towards its reopening. This is testament to the special place the iconic venue holds in Camden culture and heritage.</p> <p>Our small independent charity forum+ (formerly Camden LGBT Forum) utilised The Black Cap on many occasions. We work to reduce social isolation and loneliness in our local LGBT community and The Black Cap was always a warm, welcoming and safe space for our social support and community groups. Outreach session that we conducted at The Black Cap allowed us to reach local LGBT people and raise awareness of the support services that we provide LGBT+ victims of hate crime and work to improve community safety. forum+ would most certainly seek to host community outreach, activities and events at a reopened Black Cap.</p> <p>Conclusion The Black Cap has a very special history and we believe the plans proposed secure a bright future for the venue. The planning application carefully takes into consideration local residents living most immediately near the building. The plans update, modernise and enhance the whole building, while retaining most of the original layout and features of the venue before closure. The application honours the ACV designation and the venues existing sui generis use as certified by Camden Council in 2019.</p> <p>The owners Kicking Horse 3 and project team working to reopen the venue have taken a very collaborative and transparent approach to their plans. Their planning application and proposals reflect their experience, expertise and depth of knowledge in eventing, hospitality and most crucially in successfully running LGBT venues. They have reached out to the LGBT community through key stakeholders, such as forum+, and we believe they are the very best people placed to own and professionally operate The Black Cap. We wish success for their planning application which would bring The Black Cap building back into positive use and provide huge benefit to the LGBT and wider community in Camden.</p> <p>forum+ submits the above statement in full support of Planning Application - 2023/5228/P</p> <p>Registered charity no. 1107855. A company limited by guarantee, registered in England, company reg no. 051324</p>

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2023/5228/P	Alex Green	11/02/2024 14:47:07	INT	<p>In my opinion the proposed use of the Black Cap, as set out by the owners here, is consistent with the Sui Generis listing and also the Asset of Community Value protections placed on the venue by Camden Council.</p> <p>The Black Cap remains a hugely important landmark building and business for Camden, the High Street, the local community and in particular the LGBTQ+ community. The loss of so many LGBTQ+ venues in the last 15 years has left a massive gap in safe and culturally important places for the community. None more so than the closure of the Black Cap nine years ago, with its rich and vitally important place in LGBTQ+ history. There are very few places left that offered a safe place to homosexual men when in was still illegal to be gay.</p> <p>We are lucky in the UK to have laws to protect LGBTQ+ people. However while these laws offer redress they can't protect our community from the acts of hurt and violence still perpetrated on many of our number. Places such as the Black Cap offer that safety, places where LGBTQ+ people can gather with likeminded people, enjoy the freedom to act, talk, make relationships and friendships, and be entertained without fear. So saving the Black Cap and returning it, in all its glory, is hugely important to the LGBTQ+ community. Almost a decade of young LGBTQ+ people have missed the opportunity to forge the kind of wonderful memories and relationships that the Black Cap offered me and many thousands of others. Its return will extend its vital role in the lives of so many LGBTQ+ people.</p> <p>Its return will also see Camden once again play host to a flagship LGBTQ+ venue. Which in turn will no doubt see many LGBTQ+ people and their allys, locally and beyond, return to the borough after almost a decade of not being properly served.</p> <p>As part of the campaign to save the Black Cap I have been able to meet with the owners representatives and see their plans. I feel the plans for the building are compatible with what we have been campaigning for over the past nine years. Also what we have seen and heard so far of their plans for the pub and performance venue programme once opened is very encouraging.</p>

2023/5228/P	Jon Ribbens	10/02/2024 20:38:37	SUPNOT	<p>This a very long-standing venue that has been much missed since its closure and its reopening is long overdue. I support this application to reopen it for a similar use as it was before.</p>
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2023/5228/P	Phil Cowan	11/02/2024 14:29:59	SUPPRT	<p>I support this application and hope that it will be granted. The campaigners who have fought for so many years to ensure The Black Cap was not be lost forever should be highly commended for their dogged determination and resolve in the face of circumstances that must have seemed at times to be insurmountable. They and the local authority have understood the unique importance of this venue to many diverse communities within Camden and beyond. A safe and joyous place where people can gather together is something that should be actively supported in this world perhaps now more than ever.</p> <p>Two specific points regarding the application:</p> <ol style="list-style-type: none"> 1. I think conditions should be explored regarding the use of accommodation on the upper floors. Every effort should be made to ensure that there is no possibility of them being used for anything other than very short lets or for staff or visiting performers. It would be very undesirable if, after all the effort put in to prevent residential flats becoming part of the building that should transpire. 2. The retention and use of the roof terrace at the rear of the premises is vital to the success of the space both economically and for safety reasons. Some commentators have suggested that customers should who wish to spend some time outside should be accommodated on the High Street outside the venue. This would completely negate the concept of an entirely safe space. There are sadly still elements of society who think it is acceptable to harass people simply for attending a venue such as The Black Cap so every measure to prevent anybody from feeling exposed to potential risk should be pursued. <p>I understand that residents in close proximity to the space have concerns about noise and I would suggest that the new operators actively seek engagement with them so that a satisfactory and reasonable arrangement can be agreed that is as acceptable as possible to both parties.</p> <p>In conclusion myself along with a large majority of people who have had in the past, or hope to have in the future, connections with this outstanding and culturally significant Camden icon wish this application every success!</p>

2023/5228/P	Anonymous, via Jamie Johnston (Black Cap Community)	11/02/2024 23:09:40	COMMT	<p>Black Cap Community received these comments from a campaign supporter. The person concerned asked us to submit the comments on their behalf as they wish to remain anonymous.</p> <p>---</p> <p>"I'm finding many of the comments posted so intimidating, eg the assumption of antisocial behaviour. Since The Black Cap has not yet re-opened, do the complaints of ASB have any fair evidence basis?</p> <p>If there are not enough public toilets available in Camden High Street, then shouldn't that be remedied regardless of this application? Shouldn't Camden residents thank this proposal for bringing that to the Local Authority's attention?</p> <p>It seems many of the objectors haven't balanced their PREJUDICES against the symbolic intimidatory or marginalising effect of keeping The Black Cap closed for so long. One objector even commented that s/he had assumed it was gone for ever.</p> <p>Maybe in ongoing discussions the proposers could mention availability of alcohol free options, and also would there still be day time meal options, or not? What are the expected effects of the smaller kitchen?'</p>
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2023/5228/P	Frederic Langinieux	11/02/2024 23:10:03	OBJ	<p>(Now submitted in the proper online form rather than email, wirg required contacts)</p> <p>Hi,</p> <p>We are the owners /occupiers of Flat 9, 156Arlington Road, directly overlooking the proposed terrace of the black cap.</p> <p>I oppose the proposal in the current form.</p> <p>During the short period between us moving at this address and the Black Cap closing down, we experienced serious nuisances htat should be addressed is the application is moving through:</p> <ol style="list-style-type: none"> 1. Noise from the open terrace. It would impact the 50 or so flats likeoirs situating around the M&S car park. It is imperative that access hours to the terraces are being set (<23:00) and enforced. 2. Noise emanating from poor isolation vibration of the sound system, until closing time. Proper sound dumping and isolation must be implemented. N improvements are visible in ter proposal. 3.The sound leakage was amplified by the fact that the emergency door (to the M&S car park) was being left open most of the time (ventilation?, smokers?). The redesign of the space should insure this doesn't happened and the door remain closed. <p>Thank you for your consideration.</p> <p>Fred Langinieux.</p>
2023/5228/P	Hope Winter-Hall	11/02/2024 11:29:20	SUPPRT	<p>I cannot wait for The Black cap to re-open. I have missed it so much. I think these plans are good. There are fears that the 'accommodation' inclusion will be used as a back door to creating flats. So long as that doesn't happen I welcome this with all my heart.</p>
2023/5228/P	Kristina O'Connor	10/02/2024 15:55:20	NOBJ	<p>Yes please! More queer venues and live music! Fantastic. From an Arlington road resident.</p>
2023/5228/P	Georgie	11/02/2024 23:34:02	COMMNT	<p>please restore it to its previous nature as a legendary LGBTQIA+ venue, a true safe haven for the community, local and beyond. Please consult closely with the members of the #wearetheblackcap activist group as they have been tirelessly petitioning for 9 years!! please listen to them and others with lived experience and involvw them in participatory delivery of the restoring of this venue. Please ensure it is accessible in terms of wheelchairs and also pricing and for performers of the cabaret events.</p>