Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22 <b>Response:</b>
2014/2176/P	Dr J. Harrison	Flat 5 Arrol House Rockingham St London	19/04/2014 18:22:04	OBJ	This application is not suitable- the flats will be above a night club venue and will be exposed to excessive noise. The areas of the building they are proposing to change into residential areas are not separate from the club. Through this application they are seeking to change the zoning of the building to C3 residential. The building is on Camden High Street, in a night club area- this will not add to the safely for the residents nor for the area. The residents would be disturbed constantly by the noise from the club below and the surrounding clubs.  This is not a good use of the building, the building should remain as an A zone commercial club and drinking establishment.
					Removing the upstairs drinking area would remove one of the few daytime meeting areas for LGBTQI people within Camden. If there were many of these, this would not be a problem- as far as I know, this is the only place to meet during the day time for LGBTQI people.
					Please don't allow this to happen.
2014/2176/P	Raymond Southorn	88 Plender Street Camden Town London NW1 1JN	24/04/2014 19:59:32	ОВЈ	This is a historic venue which has been a haven for members of the gay community for decades. This should be acknowledged and celebrated. How can flats be compatible with a nightclub on the groundfloor? Surely no resident would find the noise acceptable?! This is a ploy to ultimately allow flats and a commercial premise (another shop??) on the ground floor. The Black Cap is part of the character of Camden. Please do not allow more blandness in the borough. No, no, no!!
2014/2176/P	Lloyd Constable	69 queens road	21/04/2014 10:19:31	PETITNOBJ E	Please don't let this happen.
2014/2176/P	Edward Parry	17C Frognal Place Sidcup Da14 6lr Uk	20/04/2014 22:46:24	ОВЈ	The Black Cap is well know and respected LGBTQ venue and it would be a travesty to see the majority of it turned into housing. It is a place where so many people come to feel safe and enjoy themselves and enjoy the huge variety of top class entertainment that is put on there. It is a considerate establishment that should be diminished by these plans.  I object.
2014/2176/P	Zackarya Harris	66 roseberry gardens	20/04/2014 15:49:03	PETITNOBJ E	The lgbtq community cannot afford to loose yet another venue in London. With there being no other LGBTQ pubs in Camden the community will suffer immensely. We don't need to turn an historic venue in more flats.
2014/2176/P	Marcus Reeves	119 Downton Avenue London SW2 3TX	20/04/2014 13:06:08	COMMNT	The Black Cap is an important part of local and national LGBT history. Converting the bar for personal greed would destroy this heritage.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22 <b>Response:</b>
2014/2176/P	Marianne Lester-George	Ground Floor 52 Bath Buildings	20/04/2014 12:37:07		The Black Cap is a pieces of LGBT history. To destroy it is to destroy years of work, tears, love and political movement.
		Bristol BS6 5PU			I urge and plead not to allow this permission to go ahead.
2014/2176/P	Yvonne Clyne	8 Bertram Street N19 5DQ	19/04/2014 19:31:37	OBJ	I object once again to this application. This pub is a landmark and safe place for all LGBT who can meet and socialise in an atmosphere of total acceptance. Camden Town is losing its character and is becoming too commercialised. Camden Town does not need yet more private residential accommodation that will be completely out of the price range of local people. It seems that the power of money is once again taking away from the community what the community needs. The needs and wants of the community are not being taken into account as they are not supportive of this application. Therefore, again, I object to this application.
2014/2176/P	peter goldsmith	flat 1 5-7 Camden park road London NW1 9AU	24/04/2014 22:31:59	ОВЈ	I am against the redevelopment of this historic gay pub, which serves the local gay community. I feel that by changing its layout the development will have a detrimental impact on an important local cultural land mark. which is both an important performance and drinking entertainment venue. The historic frontage of the building should also be preserved.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22 <b>Response:</b>
2014/2176/P	Ben Walters	11 Cole House Baylis Rd	21/04/2014 11:02:59	OBJ	I object to the proposed change on the grounds that the proposed new use of the building would be detrimental to the culture and social fabric of Camden specifically and London in general.
		London SE1 7AZ			The Black Cap's Shufflewick Bar and other amenities on the first floor are integral parts of its identity and functionality as the area's outstanding venue for LGBT socialising and grassroots cultural practice.
					The bar areas function as a place where LGBT people can meet and get support and information not only regarding the present day but about the history of LGBT community and culture in the area, especially the drag performers who have played the Black Cap for decades - Mrs Shufflewick herself, Regina Fong, Lily Savage etc - who are not only great performers but taught valuable lessons about defining community and identity under adversity, from social prejudice and political persecution to the AIDS crisis.
					There are very few if any "official" LGBT cultural institutions in the UK yet It"s vital for the mental wellbeing of LGBT people to have spaces that demonstrate the continuity over time of LGBT culture and community - to show that such activity has always existed in the context of a lineage that new generations of LGBT can join and participate in rather than having to feel like they must start from scratch yet again, compounding the feelings of alienation and low self-esteem that contribute to the current epidemic of drug abuse and mental health problems among today"s London LGBT population and the numerous associated derailed lives and, yes, fatalities.
					It matters to have places where LGBT people can go and feel not only that they can have fun but that their feelings and actions are valued and of consequence. The visible history inscribed in the current set-up of the Black Cap is an outstanding example of this and it would be a huge loss to the area and the city to sacrifice that for the sake of yet more expensive rental real estate, whose value to the fabric of Camden and London would be highly questionable.
2014/2176/P	Dana Mohammed	16 Clock View Crescent N7 9GP	24/04/2014 22:31:30	OBJ	Camden's only gay bar with historical value to the the LGBT community.
2014/2176/P	Dana Mohammed	16 Clock View Crescent N7 9GP	24/04/2014 22:31:06	OBJ	
2014/2176/P	Mr J Cawson	66 Roseberry Gardens	24/04/2014 21:47:07	OBJ	I object to this application on grounds of community and legacy. The Black Cap currently is experiencing a huge renaissance in eclectic and provocative performance and entertainment, attracting a community of people who are deeply connected to the space, and the events that take place. Please listen to the voices of this community who are desperate to keep this strong cultural landmark thriving through this nation-wide, quick buck climate, before we've sold out our last claims to creative, positive space.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22 <b>Response:</b>
2014/2176/P	Charlotte Shirley	25 Byng Rd	21/04/2014 21:31:14	OBJ	Use the hundreds of empty and unused buildings in our city to create living spaces, before taking away a historical and vital hub and haven for the LGBT community. I object to this on the mere basis that for the sake of 3 apartments housing up to 6 residents, you would be taking away a community space for hundreds. This just is not reasonable or right.
2014/2176/P	robert jones	104 poulton road	20/04/2014 12:58:35	ОВЈ	I believe that destroying years of gay and drag culture to build flats is a slap in the face to the LGBTQ community. We deserve to be able to preserve our history within that building and continue to make it a safe and wonderful place for future generations to make their own drag mark on the world. Who would chose to have flats over years of history? Please deny this planning permission and help save a part out culture for us all to share.
2014/2176/P	Glyn Davidson	13 fletching road	21/04/2014 00:15:50	OBJ	It would be an absolute hate crime to get rid of a venue that has supported the LGBTQ community for so long!
2014/2176/P	Glyn Davidson	13 fletching road	21/04/2014 00:15:47	OBJ	
2014/2176/P	Glyn Davidson	13 fletching road	21/04/2014 00:15:38	OBJ	
2014/2176/P	Glyn Davidson	13 fletching road	21/04/2014 00:15:36	OBJ	

Application No:	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	Received:	<b>Comment:</b>
2014/2176/P	Craig Tomlin	12 The Retreat Grays Essex RM17 6QU	24/04/2014 21:13:52	OBJ

## Response:

I object to this application on the basis that the pub and restaurant use at first floor level is considered to serve the needs of a specific and local community, therefore its loss without a replacement facility or evidence provided to demonstrate that the facility is no longer required, is contrary to policies CS3 (Other highly accessible areas), CS7 (Promoting Camden's centres and shops), CS10 (Supporting community facilities and services), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP15 (Community and leisure uses) of Camden's Local Development Framework.

Printed on:

01/05/2014

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Furthermore, the proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Both of these formed the basis for a previous rejection of an application alongside the reason that the application fails to adequately demonstrate whether the residential flats would experience an acceptable level of internal noise contrary to policies CS5 (Managing the impact of growth and development), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise & vibration) of Camden"s Local Development Framework. The applicant does not appear to make mention of mitigation of noise in the renewed application.

Under the auspices of Policy DP15 of the Camden Development Management DPD, the loss of pubs that serve a community role is generally resisted:

"15.7 We will also resist the loss of local pubs that serve a community role (for example by providing space for evening classes, clubs, meetings or performances) unless alternative provision is available nearby or it can be demonstrated to the Council's satisfaction that the premises are no longer economically viable for pub use."

In consideration of this policy and suggesting that the proposed development would not contravene this policy, I would contend that your definition of community role and the provision of space for meetings or performances is too rigid and fails to acknowledge the historic position of this venue as a landmark of the LGBT community. The ground floor bar space fulfils a specific function as a performance space whilst the 1st floor space provides a contrasting atmosphere where members of the LGBT and others can meet and socialise. By forcing the pub to be limited to the ground floor space, this dual-purpose space is lost. There is a strong likelihood that the loss of this unique mix will have a detrimental impact on the venue and its ability to remain viable. The loss of the first floor space will result in the loss of employment for those staff engaged to work there. If the venue is to continue to offer catering, this will result in floor space on the ground floor being lost to tables and chairs, thus reducing the viability of this space to host the performances that the venue is renowned for hosting and impacting on the space available for dancing. If you do wish to consider that the customers of the Black Cap do not merit recognition as a community and that they can be accommodated without detriment in other venues

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22 <b>Response:</b>
					locally you have failed to acknowledge the concerns raised in regard 4.9 of the Design and Access Statement where smokers from the venue had previously been subject to abuse and hate crime when moved to the front of the venue. Can you confirm what nearby alternative venues have the equivalent terrace space provided at the Black Cap where, to the best of my knowledge there is no history of hate crime taking place. In forcing the consolidation of the Black Cap in to one floor, this application will limit the ability of the venue to provide cabaret, dancing, a traditional pub venue and the catering offering.
					Given the development around King's Cross / St Pancras where a large proportion of housing to suit a variety of occupants is taking place, I fail to see how the addition of 3 units on a busy street is of benefit, particularly if you consider the value of the existing venue as a source of diversity, entertainment, employment and business rates.
2014/2176/P	Theo Stacey	17 Stockwell Park Crescent SW9 0DQ	20/04/2014 23:49:10	PETITNOBJ E	I thoroughly do not think it is appropriate with the demolishing of the first floor and further of the Black Cap in Camden. The venue has a lot of history specifically concerning the LGBT community and plays a big part in the community today. It would be an absolute shame to rid people of this venue. As a regular at the Black Cap I know that it is going to lose a lot of space available in the venue. Overall, it would be a massive shame and huge loss to the community to lose such an iconic public house, LGBT or not.
2014/2176/P	P Frankl	20 Magellan House	24/04/2014 20:19:19	OBJ	Please do not destroy this valued and important venue.
2014/2176/P	Sarah Moore	21 Mandarin Court	20/04/2014 20:04:24	PETITNOBJ E	Please reconsider the plans regarding the site of The Black Cap. This venue holds 50 years worth of love and community and continues to provide sanctuary for LGBT people of all ages and backgrounds. The Black Cap is a creative stronghold full of art, light and laughter and to destroy it for the sake of building a few flats is truly heartbreaking and would cause more bad than good.
2014/2176/P	Glyn Davidson	13 fletching road	21/04/2014 00:15:44	OBJ	It would be an absolute hate crime to get rid of a venue that has supported the LGBTQ community for so long!
2014/2176/P	Nicola Diaz	59 ardencote rd	24/04/2014 23:35:28	OBJ	I think this historical venue should not be turned into yet another face less housing block for the owners to make money from. keep it as it is. a great venue
					thanks

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014  Response:	09:05:22
2014/2176/P	Joe Hansen	8 Granville Court Balmes Road	24/04/2014 23:30:33	OBJ	This is an awful idea. The value of Camden as an area is its character, its vibe and by doing so you are effectively shutting down a jewel of the area which is The Black Cap.	e
		N15SP			While the accommodation may be separate from the venue- it won't be long until residents will complain about the noise of the venue until it is crippled or eventually shut down.	
					This in the long term would not only damage the cultural fabric of the area but will would serve damage economically.	
					Good economists always think what is in the best interest in the long-term and building this accommodation is short sighted to make a quick pound.	
2014/2176/P	Matt O'Neill	165 grange road Kings heath Birmingham b14 7rx	24/04/2014 21:26:09	OBJ	I oppose the plan.	
2014/2176/P	tim bishop	31 Warraton road Saltash Cornwall PL12 4HZ	24/04/2014 19:33:03 OBJ	OBJ	As a recently former customer of this venue, I believe that giving the go ahead for this would destroy the feeling of this well loved and well used venue.	
					If this goes ahead, it will mean that this venue will change (and wilt) into something that Camden would not be proud of. we already have enough of these badly done conversions already. let us keep our pub the way we like it!	
2014/2176/P	Jonathan Walmsley	1 Little Ealing Lane South Ealing London W5 4EB	24/04/2014 19:31:01	OBJ	Once again, I find myself having to repeat the exact same arguments. This venue is one of the few remaining sites with significant historical relevance to the LGBT community. With part conversion to residential purposes, this will undoubtedly lead to notice complaints and subsequently to the closure of a strong part of the LGBT community's heritage. This has already been recognised several times by the Council; one wonders why further application continues to be permitted.	of
2014/2176/P	Glyn Davidson	13 fletching road	21/04/2014 00:15:42	OBJ	It would be an absolute hate crime to get rid of a venue that has supported the LGBTQ community for so long!	r
2014/2176/P	Glyn Davidson	13 fletching road	21/04/2014 00:15:10	OBJ		
2014/2176/P	Ricky briers	23phillip grove Skegness pe25 2jh	24/04/2014 23:57:12	COMMNT	This has been a part of the gay community for a very long time, these things should not be messed wit This is the 5th application 4 times refused, get the message	h!
2014/2176/P	Ricky briers	23phillip grove Skegness pe25 2jh	24/04/2014 23:56:48	COMMNT		

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22  Response:
2014/2176/P	Me Benjamin Mabbett	86 St Johns Road Boxmoor hertfordshire	24/04/2014 20:43:11	OBJ	I strongly object as I attend this establishment with my partner and it's a place that is needed in our community! We cannot get into Central London and don't particularly want to!!
		Hp11np			The place also is steeped in gay history! Why allow a greedy so Called pub company who is just exploiting it's property portfolio to financial gain!!!
					STRONG OBJECTION!!!!
2014/2176/P	B stalker	19 Statham court Tollington way London N76FP	24/04/2014 20:41:33	COMMNT	This is an important venue for gay LGBT people. Many vulnerable people. It should not be lost
2014/2176/P	dominic falquero	flat 2 57b hubert grove	24/04/2014 20:39:56	OBJ	This is a horrible betrayal of the gay community and cannot go ahead. Please hear us and don't let London turn into a city where nothing matters but profit even more than it already has.
2014/2176/P	KABIR LAMBA	FLAT 4 RESIDENTIAL 1 BALTIC PLACE LONDON N1 5AQ	20/04/2014 22:08:53	ОВЈ	This venue is a place of history, if the whole of london becomes flats what will we have left in this city? It will be a big loss to current performers and a shun to the great people who have stagged shows there in the past! Please rethink letting this go through and keep this venue as it a place for performance and performers for many more years to come!
2014/2176/P	Joe Graham	118a Walm Lane	20/04/2014 22:07:44	ОВЈ	I am completely against this proposal because I feel it would diminish The Black Cap's historical significance with regards to the LGBTQ community. The Black Cap has been a safe space for the community for half a century and it would be an absolute crying shame to destroy an area that provides a rich cultural significance to Camden.
					Please, please reconsider.
2014/2176/P	Joe Graham	118a Walm Lane	20/04/2014 22:07:20	OBJ	
2014/2176/P	Julie Tyler	11a Shacklewell Road N16 7TW London	20/04/2014 14:14:57	OBJ	Dear Sir or Madame, Please don't allow this conversion through. The Black Cap has a huge cultural heritage and one of the few remaining LGBT run venues in London. I understand the application is for the upper levels but how long would it be before the ground floor club is shut due to noise pollution from rich tennants? London has lost numerous club and live music venues that make it the most exciting and cultural city in the world. Should bland gentrification continue, this will be gone forever.

Application No:	<b>Consultees Name:</b>	Consultees Addr:	Received:	Comment:	Response:
2014/2176/P	Mr Justin Peacock	The Steam Coach 86 St Johns Road Boxmoor	24/04/2014 20:37:33	COMMNT	In strongly object To this application as I have the other FOUR times!! This venue is needed for the Gay community and it is vital it remains.
		Hertfordshire HP1 1 NP			To turn the upstairs into flats would be the beginning of the end for the club downstairs as no amount of sound proofing will be sufficient to Obtain a license!!
					Many people see the black Cap as a place of safe refuge and enjoyment and this company shouldn't be allowed to cash in on its property portfolio!!!
					I STRONGLY OBJECT!!!
2014/2176/P	Phil Gahan	22 Brewster House 38 Three Colt Street E14 8HU	24/04/2014 19:43:15	OBJ	Im still in shock that this company are trying yet again to convert this well loved and integral LGBT community venue into flats. If granted, will the flats then be demanding the closure of the bar due to noise. A viscous circle then ensues. It has been seen and witnessed time and time before with other conversions. Both the ground floor and first floor are essential to the continuing safe environment to the still pressed LGBT community, who even though there are laws protecting rights, granting equal marriage etc still find themselves battered and bruised and thrown out of straight venues for showing pure affections towards each other. What straight venue will let the amazing cabaret shows be seen, which are also unique to our community. I will be very sad if the community loses yet another venue to commercial developers. I strongly object to the plans which go against Fawcett Inns promises to save the venue site and leave the ground and 1st floor untouched. Im a regular to the Black Cap and have been since 2000, which is far less threatening to me than visiting the only gay bar left in tower hamlets which have been forced to close under the current council regime.
2014/2176/P	Kevin Swan	54 Elton Ave	24/04/2014 19:27:18	OBJ	This would dramatically change the local area and object to this plan.
2014/2176/P	Kevin Swan	54 Elton Ave	24/04/2014 19:27:14	OBJ	
2014/2176/P	Matt Nolan	Ground Floor Flat 2 Maygrove Road London NW6 2EB	20/04/2014 13:15:13	OBJ	For almost fifty years the Black Cap has been a beacon for the LGBTQ community proudly placed on Camden High Street. The Black Cap has been home to some of the world's greatest cabaret artists, the likes of Regina Fong and Lily Savage all have performed on the famous stage & the Shufflewick Bar holds a lot of memories of the past especially the garden dedicated to Regina Fong.  For it to be made into flats would be a complete travesty as the venue would lose a massive part of its uniqueness! What other gay venue in London has an upstairs garden where people can sit out in the sun enjoying a glass of lemonade? The Shufflewick bar is very cosy and comfortable with sofas to relax on & chairs and tables for food to be brought to by the kitchens. This again is somewhat unique in gay London as there are not many venues that provide food or comfortable surroundings.  The Black Cap/Regina Fong/Shufflewick Bar all help provide a sense of community, safety and a place to meet and make friendships with other like minded people from the LGBT community.  For the above reasons I urge you to not change any part of this venue into flats.

Printed on: 01/05/2014

09:05:22

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22 <b>Response:</b>
2014/2176/P	Leo Flint	Flat A 27 Delaney street	20/04/2014 17:49:17	OBJ	I object to the above permissions request. This building holds significant cultural heritage for a subset of the LGBT community, to demolish it would be to destroy that history.
2014/2176/P	Tessa Shrubsall	62 Davis Road W3 7SG	21/04/2014 12:13:12	COMMNT	The closing of this bar would mean an incredible disrespect to the LGBTQ community, a destruction of their history and cause injury and absence to the cultural fabric of London. It would not go unnoticed and would be remembered as both an insult and a crime.
2014/2176/P	Peter Hutchings	Flat 2, 1-2 anglers lane	20/04/2014 16:27:10	OBJ	The black cap is an icon of the London LBGT scene for over 50 years.  And The first floor bar and terrece are always busy and well used.
		Kentish town Nw5 3dg			My consern is that buy closing this it will lead to noise complantes from the flats to be put in above what would be left of the black cap on the ground floor.
					The ground floor acting as a late night venue would have to stop because of the people living upstairs. The black cap is probably one of the most responsible late night venues in Camden. Resulting in little to no antisocial behaviour or fights etc
					By closing the upstairs smoking area it will force a large amount of smokers on to the busy high street by a busy bus stop, blocking the payment at a busy times on Friday and Saturday nights
				Also putting venerable people who are at risk of experiencing discrimination on the street. Causing more fights and attacks.	
					The black cap is well loved, run and used! It souls not by changes so the owners can make a quick bit of money making and selling a few flats.
2014/2176/P	Liam Mercer	667a Holloway Road	20/04/2014 17:44:59	ОВЈ	This is a historic LGBT venue that provides a safe and supportive space for young LGBT adults. As well as the night time entertainment that gives space for up and coming drag queens to find their performing feet - continuing the tradition of The Black Cap - it is essential as a daytime space too.  There is not another LGBT venue in Camden that fulfils this role. To be taken it away would be to lose a very important venue within the LGBT scene that cannot easily be replaced.
2014/2176/P	CASSANDRA Graves	53 Baizdon Road	24/04/2014 20:31:37	OBJ	I would not feel comfortable losing the use of an important bar and an integral LGBTQ space.
2014/2176/P	Brian Fairbairn	65 Disraeli Road	24/04/2014 20:29:37	COMMNT	This should absolutely be rejected. It would be an unnecessary act of vandalism against an iconic venue. This bar is an important part of the LGBT community, and to allow this development to go ahead would be an unforgivable and unconscionable crime.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Printed on: 01/05/2014 09:05:22 <b>Response:</b>
2014/2176/P	Joey A Frenette-Wood	Basement Flat 22 Barons Court Road	24/04/2014 20:26:27	OBJ	The thought of losing such a historic establishment such as the Shufflewick bar in the Black Cap is completely bizarre to me. The Black Cap is a bastion in the LGBT community and serves as a historic reminder of times gone by. The upstairs bar, which would be lost, serves as a meeting ground during the day for the community as well. If the upstairs of the pub were turned into flats, its essentially a death sentence for the club. How much more time the venue have once the flats are filled? I don't think the answer is very long.
2014/2176/P	Richard Byrne	153a goldhurst terrace Swiss Cottage London NW6 3EU	24/04/2014 19:19:10	OBJ	This is the fifth time that Faucett Inns have put the same application in to turn the iconic bar The Black Cap into a block of flats. As the last remaining gay bar in the Camden Borough with a long and Proud history, they have shown a complete disregard to both the patrons of the venue, the gay community and to the Camden planning authority who have refused this application several times previously. They've recently got permission to turn the accomodation upstairs of Comptons in Soho (Westminster) then immediately sold the building. Now they want to do the same to The Black Cap and the Richard Steele venue in Hampstead. Both these venues are a vital part of our history and to our culture and it would be a huge close to us all to see them drastically changed.
2014/2176/P	Chirag Patel	122 flat 1 Ritherdon Road Balham London SW17 8QQ	23/04/2014 18:43:33	OBJ	The Black cap 1st floor and roof tarrace is a major part of mine and my friend's livessome of whom don't get to go out much and coming there is like a sanctuary as it is for me to talk to friends, meet new friends and have a good time. I am a regular although I live far simply as there is no place like it in London. I don't know where my life would be without the unique atmosphere that it creates all year round where I have had birthdays, cried to a friend, laughed with strangers or just sat an read a book. Please don't take it away, it will not only be unjust to us but also the long history that it holds. Many Thanks,
2014/2176/P	David Thirlby	Flat 7 Rosefield Pooles Park n4 3FD	21/04/2014 16:17:23	OBJ	Dear Sir/Madam, The first floor and terrace of the Black Cap offer a unique environment where heterosexuals and homosexuals meet and where the latter feel safe. There are many gay establishments in the west end but very few like the black cap where LGBT people can mix freely with locals, tourists and heterosexuals having a quint pint and food in the terrace. The first floor and terrace is essential to this as the environment is conducive. It is a refuge to people who would not otherwise go to gay clubs. It is heartwarming to see people with disabilities and older gay men come to the first floor of the Cap where they can relax with their friends. The Black Cap is more than a club and more of a haven for people who are seen as different and don't need to conform- for me, I found the Black Cap essential in the process of coming out when the gay clubs seemed daunting. It would be a shame of other vulnerable young people were nor offered the same opportunities as I was. Kind regards, David