

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0350/P	Alex Green	31 Sandcliff Road DA8 1NZ	04/03/2016 11:06:07	OBJ	<p>I oppose this planning development application as I strongly believe this and other applications are essentially yet another way that the owners, in conjunction with Ruth &amp; Robinson who now have a 24 year minus 3 day lease, intend to wipe out what was a highly successful pub and performance venue in order to asset strip the building by turning it into flats and more retail.</p> <p>It's important to note that Ruth &amp; Robinson is a high risk investment venture that aims to develop a number of similar venues across the capital and then sell these on to the highest bidder. It is therefore in their interest to do all it can to strip the pub of its special status, as set out in Camden Councils Asset of Community Value, which was granted on April 8 2015. The ACV states very clearly the site "the Black Cap furthers social, cultural and recreational interests which cannot be met elsewhere" in the borough. It acknowledged the pub's "iconic status for Camden's gay community since the 1960s". It hailed the Cap's "important cultural role as a renowned venue for drag and cabaret". And it recognised that it "plays the role of a community centre for the local LGBT community in the absence of such a dedicated facility".</p> <p>My other concerns are developed through following points:</p> <ol style="list-style-type: none"> <li>1. As the results of this development will see the Black Cap open as a straight venue, essentially removing the only truly LGBT+ venue in the area, it will not benefit me or any other the LGBT+ long-term customer base which called The Black Cap home since the 1960s, which goes against the AVC as set out above.</li> <li>2. The proposed name change will also remove yet another historic link on Camden's much visited High Street. Overwhelming support at the #WeAreTheBlackCap weekly vigils from the general public is that they the name change would leave the area more homogenised and break a link for so many people, LGBT+ and straight alike, to their own histories and the communities. Camden has always been about diversity and with changes like this allowed it is in danger of removing the very thing that 100,000s of people travel to the town for each week. No one travels across London, the country or even from overseas for another bland copycat bar, eatery or coffee shop. They come for the colour, the unique and the different.</li> <li>1. The planned business is so similar to so many other bars and restaurants, which are in much more desirable areas around the markets and lock, that the venture has a very strong likelihood of failure. Ruth &amp; Robinson, a high risk investment venture, have already had a massively expensive venture open and close within months on the Clerkenwell Road. If their plans go ahead and they are allowed to wipe out its LGBT+ and longer-term history the owners will be able to sweep in and push for the complete destruction of the building making it forever unusable as a public house.</li> </ol>
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