

8th April 2015

Mr Nigel Harris
Director
Camden LGBT Forum
54 Chalton Street
London
NW1 1HS

Via e-mail

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Dear Nigel

The Black Cap, 171 Camden High Street, London NW1 7JY

I'm writing to inform you that the nomination of the Black Cap as an asset of community value under the Localism Act 2011 has been successful.

Reasons for the decision

In order for a property to be listed as an asset of community value, it must be nominated by an eligible body and the Council must be satisfied that it is an asset of community value as defined in the legislation.

The Black Cap was nominated by the Camden LGBT Forum, registered charity number 1107855 and a company limited by guarantee. It is therefore eligible to nominate the Black Cap.

On the second point, we are satisfied that the Black Cap meets the criteria in the legislation for an asset of community value i.e. "an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community".

The local authority believes that the Black Cap furthers social, cultural and recreational interests which cannot be met elsewhere.

The Black Cap has had iconic status for Camden's gay community since the 1960s as a place to meet and socialise. However it is no ordinary gay pub as it also plays an important cultural role as a renowned venue for drag and cabaret performances. The pub's heritage contributes to its continued central role in Camden and London's gay scene and means that the community value would not be easily replicable elsewhere.

The community value of the pub is not solely recreational and cultural. The Black Cap plays the role of a community centre for the local LGBT community in the absence of such a dedicated facility. The council has received evidence of its important social role as a meeting point for various support groups (particularly for

older LGBT people and those from ethnic minorities), for hate crime outreach work and as a venue for events, consultations and forums. While it could be argued that the recreational and cultural value of the pub is London-wide, even national and international, these groups very much serve Camden's large LGBT community specifically.

Extent of the listing

The extent of the listing is shown in the attached plans. In summary, all parts of the building are included in the listing – the basement, ground, first, second and third floors.

Implications of the listing

The Black Cap will be added to the list of assets of community value on the Council's website at www.camden.gov.uk/localism and will stay on the list for five years. In addition we will also place this asset on the local land charges register and we will apply for a restriction on the Land Register.

If the owner wishes to sell the Black Cap on the open market, they must inform the council and the moratorium provisions of the Localism Act come into play. Once they have informed us, they must not sell the asset for 6 weeks. If within 6 weeks of our receipt of the notification of intent to sell, the council receives a written request to be treated as a potential bidder from the nominating organisation or any other Community Interest Group, then a full moratorium comes into effect, a period of six months from the original notification to us of the intent to sell. If we do not receive a written request from a potential bidder, then the asset is no longer subject to restrictions on its sale. The purpose of the six month moratorium is to allow the community interest group time to raise funds to purchase the asset at market value. Please note that the legislation does not prevent the owner from selling the asset to whoever they choose at the end of the six month moratorium period.

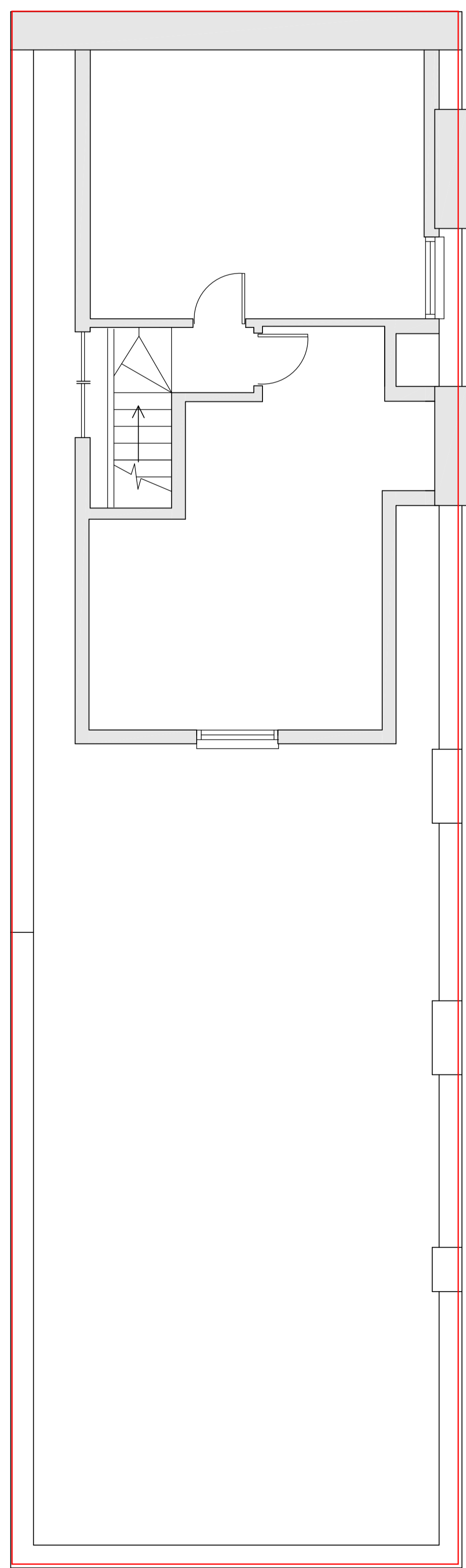
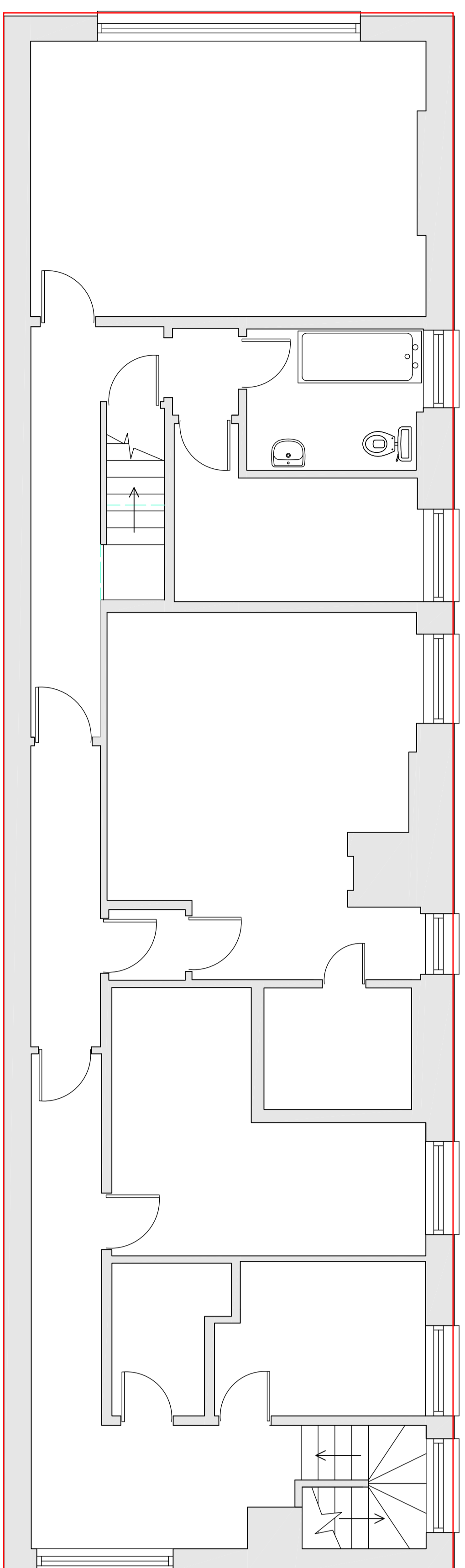
However there are some circumstances, set out in s96 of the Localism Act and Regulation 13 of the Assets of Community Value Regulations, where a sale would be exempt from the moratorium requirements.

The owner of the Black Cap has the right to request a review of the decision within eight weeks, namely Wednesday 3rd June. The review would be carried out by a council officer.

I will keep you informed of any important developments in the case.

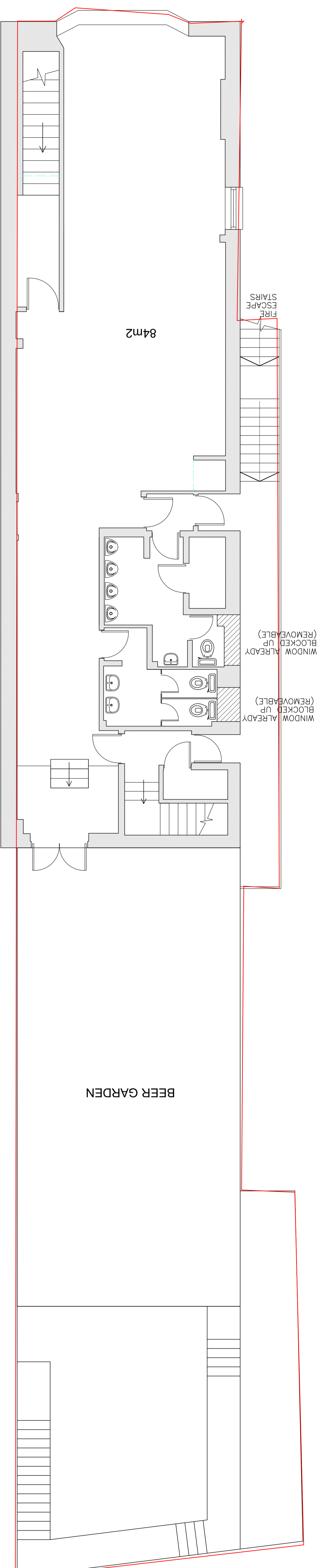
Yours sincerely

Michael Webb

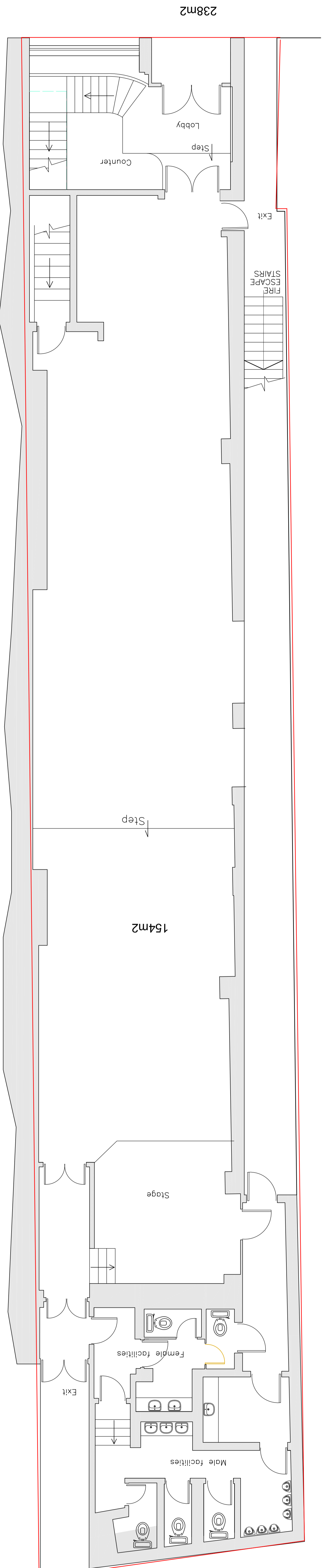


SECOND FLOOR

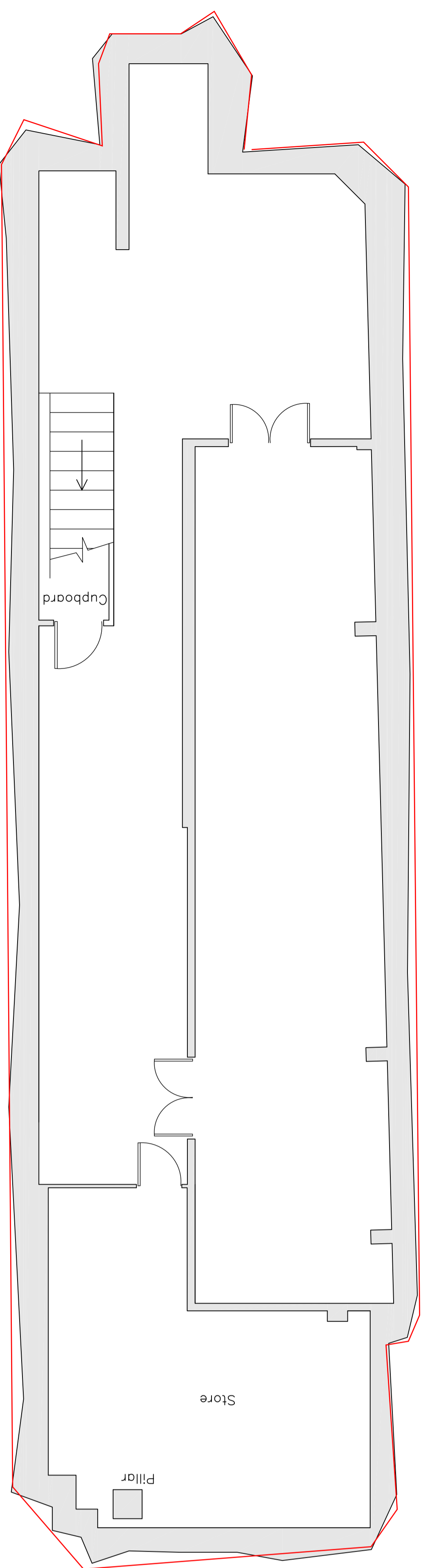
THIRD FLOOR



FIRST FLOOR

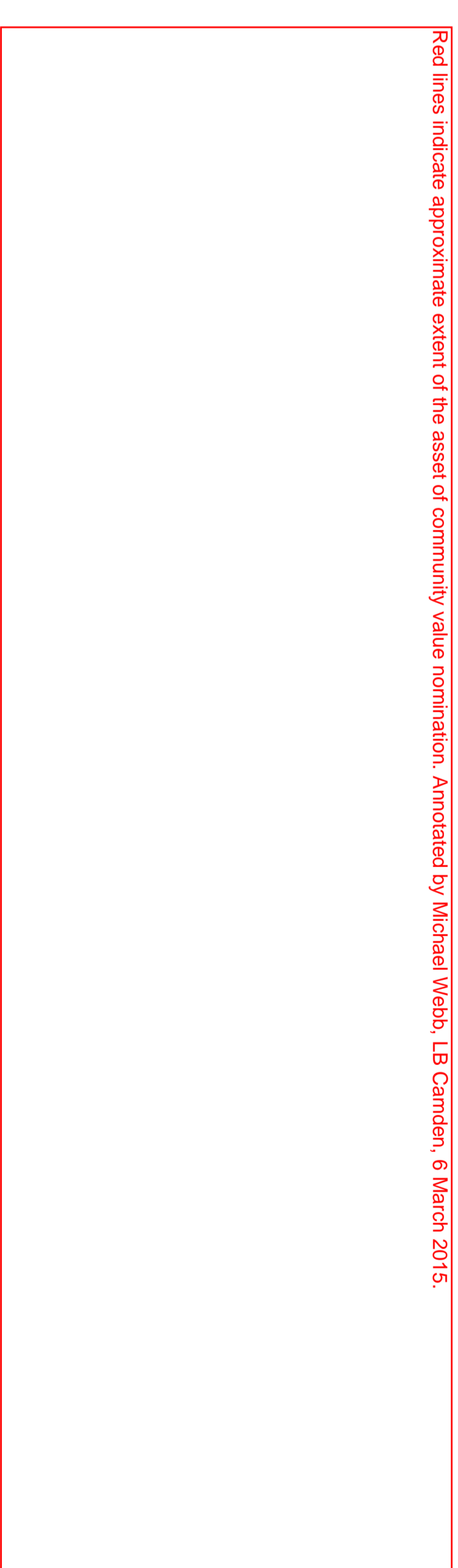


GROUND FLOOR



BASEMENT

Red lines indicate approximate extent of the asset of community value nomination. Approved by Michael Webb, LB Camden, 6 March 2015.



0cm 2cm 4cm 8cm 8cm 10cm
 scale verification bar
 This drawing prints at A0.

REVISIONS	DATE
Hillman design Architectural Practice	APR 13
24 Crichton Road Carshington Becheses Surrey, SM5 3LS t:(020) 8715 5584 f:(020) 8715 8134 mail@hillmandesign.co.uk	REVISION
PROJECT THE BLACK CAP 171 CAMDEN HIGH STREET, CAMDEN, LONDON, NW1 7JY	
DRAWING EXISTING FLOOR PLANS	
SCALE 1:50 @ A0	
DRAWING NO BLK/P4/100	