

## Relationship to No.8 6 Lindfield Gardens

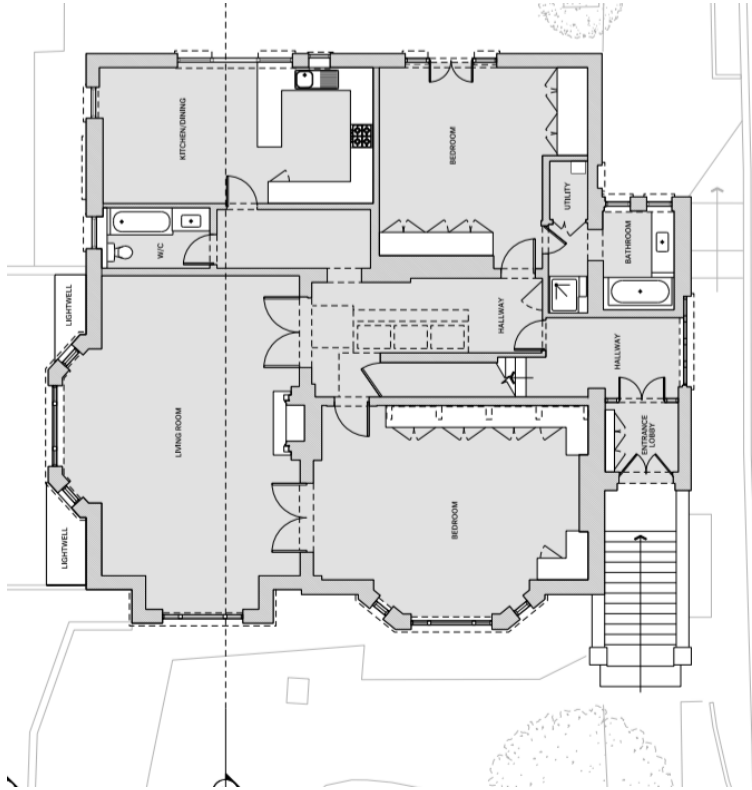
2020/4570/P



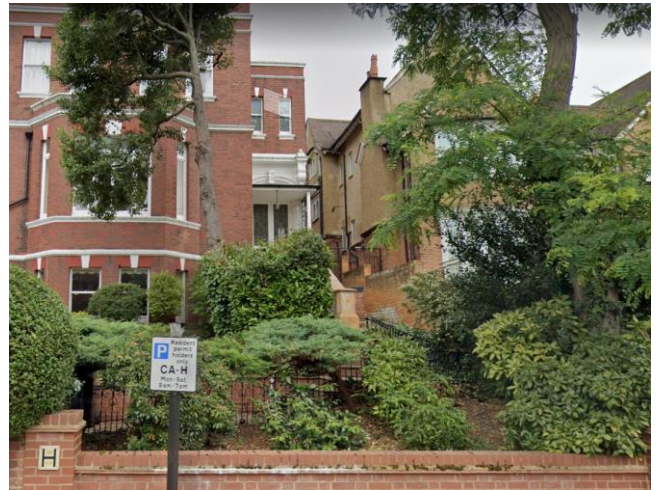
- A number of objections have commented about the relationship of the proposed entrance to the new units in respect of its positioning adjacent to No.8, and possible amenity issues to the flatted units at No.8.
- The following images highlight the relationship between the two properties. Both have an off centre entrance.
- The entrance to No.8 (which we believe serves at least 5 flats) is via the single front door entrance.
- The most recent plans submitted for a planning application at No.8 show that this entrance door is adjacent to a ground floor bedroom.
- There is no suggestion that this is a problematic relationship according to objectors at No.8
- There are any number of properties in terms of dwelling houses, purpose built flats, converted houses in this street, including flat blocks that have side or off centre principal entrances.
- The existing building is being retained: this means the main principal front entrance door will remain: the proposed development will clearly retain the typology of a detached dwelling house, which has been one of the key objectives of this application
- The footfall associated with 8 flats (the large flat is accessed from street level) is no different to any other modestly sized flat block, and not dissimilar to many of the flat blocks and converted houses that exist within Lindfield Gardens.
- 3 of the units area studios so these units are single persons only. These are not significant numbers, nor is a single point of access an uncommon arrangement for any number of the converted flats in the street.
- Moreover and importantly, NONE of the windows at ground floor within the side facing elevation of No.8 serve any habitable rooms. The large ground floor window serves the entrance lobby. It is obscure glazed.

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Extract from planning application drawings at No.8 2020/5181/ (Camden.gov.uk)



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