

RAE Ltd
Romeo Architecture and Engineering, Limited
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To: London Borough of Camden,
Planning Department

London, 27.05.2020

Subject: Covering Letter for the Certificate of Lawful Development application – Erection of a summer house within the rear garden of 7 Hilltop Road, London NW6 2QA

The owner of the property at 7 Hilltop Road, appointed RAE Ltd to prepare plans for an outbuilding within the rear garden boundaries, to be used as a summer house.

The L-shaped garden is large enough to accept a new outbuilding, compliant with the following regulations, set by the GPDO 2015, : *Class E – buildings etc incidental to the enjoyment of a dwellinghouse*

- The proposed summer house does not cover more than 50% of the existing garden
- The roof is dual pitched type
- The eaves height is proposed to be 2,5 m measured from ground level, and less than 4 m at the ridge level
- The building is proposed to be within 2 meters of the boundary line.
- The property does not fall within a designated land
- The development will be 1 storey (ground floor), with no raised platforms or balconies.
- The building will not be used as a residential accommodation

PICTURES OF THE SITE (REAR GARDEN)





Yours Sincerely,

Antonio Romeo,

MA Arch, ARB, RIBA
Director
RAE, Ltd