

STATUTORY DECLARATION OF DANYLO KNYSH

IN THE MATTER OF PLANNING APPLICATION FOR A CERTIFICATE OF LAWFULNESS AT 14 GREENAWAY GARDENS, LONDON, NW3 7DH

IN THE MATTER OF THE TOWN AND COUNTRY PLANNING ACT 1990

I, Danylo Knysh, of 41 Frognal, London, NW3 6YD do solemnly and sincerely DECLARE that:

1. I make this Statutory Declaration in support of applications being made for Certificate of Lawfulness from Camden Council and what I state herein are true and to the best of my ability and belief.

Background

2. I purchased 14 Greenaway Gardens in January 2021. It is my intention to develop the property into a long-term family home. I am from Ukraine but now live full time in London with my wife [REDACTED]. My wife and I may plan to have more children in the future too. We also have two lovely cats.

[REDACTED] We consider this part of Camden as the most beautiful and family friendly and have been very happy living in the area since our arrival.

3. We often have close family who come to stay with us when visiting from Ukraine, to spend quality time with my family [REDACTED] elderly parents/my wife's parents visit for prolonged periods as the only way the children can substitute their previous holiday visits to Ukraine, which are, sadly, not possible for now. As well as close family, we also like to host friends who particularly travel from Ukraine, as well as the UK and elsewhere to spend time with us.
4. We feel it is important we can have facilities available to enjoy their stay with us when they come, also providing them with a comfortable and safe environment.

Current Accommodation

5. Whilst the construction work at 14 Greenaway Gardens is ongoing, I am renting a property nearby at 41 Frognal, London, NW3 6YD. This property is 1,886sqm, so 41% larger than 14 Greenaway Gardens will be on completion. It has 7 bedrooms, which are regularly accommodating guests, in comparison to 14 Greenaway Gardens which will have 5 bedrooms.
6. The building has a dedicated swimming pool hall of 17m x 15m with a pool of 14m x 6m. Together with this are dedicated changing rooms, separate sauna and steam rooms and a pool bar area. The property also has a gym and exercise area of c. 30sqm. Whilst there is no dedicated games room or art studio, we have repurposed a reception room to serve this purpose and to accommodate my snooker table and table tennis table as well as [REDACTED]

Proposed Outbuildings

7. I have been asked to comment on the intended function of the five outbuildings proposed at 14 Greenaway Gardens.

Swimming Pool:

8. Our family regularly uses the swimming pool at our current property. My wife, children and I love to swim together for exercise and recreational purposes. When visiting, family and friends also join us and enjoy using the pool and associated facilities. One of the reasons we purchased 14 Greenaway Gardens was because it had a pool in the garden. However, this was an outdoor pool, and we would like to be able to use it all year round, hence the desire to have a covered inside swimming pool. It should be noted that the former pool was approximately 40 years old and in any event was required to be modernised. Whilst we do not need such a large pool as the one in our current house, we would like a large enough pool to be able to sufficiently swim lengths for exercise. [REDACTED]

9. For efficient and logical use of the swimming pool hall we also need a dedicated changing facility and shower for the users of the swimming pool. [REDACTED]

10. A sauna, jacuzzi and health treatment room are also to be provided in the pool building and will be used in conjunction with the pool. [REDACTED] following exercise via swimming, as is common with pool halls and indeed our current house.

Gym:

11. As a family, particularly my wife and I, we regularly utilise our gym for cardio machines (cross trainer and treadmill), weight training, stretching and more. We have personal training sessions virtually via television and also in person. We have been looking to obtain pilates equipment as per advice to carry out particular exercises [REDACTED]. Exercising and keeping fit is very important for my family and the convenience of exercise helps schedule this in with our busy day-to-day routines.

12. My wife also regularly practices taekwondo and has an instructor who comes to the house 1-2 times a week. [REDACTED]

[REDACTED] Given the frequency of use of the taekwondo/dance studio space and the impracticability of regularly moving the free weights and cardio machines, it is not reasonably practicable for this space to be shared. We also want to avoid children's activities in the area with any machinery or heavy equipment. Therefore, dedicated spaces are provided for dance, taekwondo and gym uses for an easier logical use of the space.



Games hall and gallery:

13. This building will serve multiple purposes. A small garden storage space will provide a storage room for typical gardening equipment serving the maintenance of the garden. An outdoor WC, which will be used by the gardener, is also proposed. I expect the gardener will be on site for c. 20 hours a week during the spring and summer season, so this is important to add to their comfort.
 14. A games room will provide space for a full-sized snooker table. I regularly play snooker as a hobbyist to a reasonable standard and often play in the evening with friends. Suitable space around the table is required to allow for comfortable play and also to provide room for spectators. To ensure an appropriate playing surface, a snooker table needs to be set up by an experienced technician and is a permanent fixture. Fixed overhead lighting is also required. As such there is no possibility for this table to be moved on an ad hoc basis.
 15. My family and friends also enjoy playing table tennis and we regularly play at the weekends. We often play small tournaments between the families, especially with my sister's family who live nearby. We would prefer a dedicated indoor area is provided for this because the weather is so unpredictable, [REDACTED]
 16. I have a passion for collecting art, particularly numismatic items and maps. This is displayed in my house currently, but I would like the opportunity to create a dedicated area to display these pieces of art.
 17. [REDACTED]
 18. It should be noted that the basement of the main house will have a "craft room". But that space will be dedicated for my hobby modelling (creating dioramas etc) which require a lot of space. The models take a long time to create and they are large and delicate so cannot be readily moved or disturbed. This space will certainly not be comparable with that of a dedicated art room.
 19. An indoor WC for family and guests to use whilst making use of the games room is also required.
- Pool plant
20. My architects have confirmed the requirement for pool plant. A standalone outbuilding, replacing a previous garden shed is to be provided for this purpose. This is located adjacent to the swimming pool hall and is needed for the proper functioning of the pool.

Irrigation/garden store

21. A further replacement garden shed is also proposed to the south for storage and irrigation equipment. This is of similar scale to a previous outbuilding in the same location.

Summary

22. The intended outbuildings have been carefully designed by my architects to reflect the requirements of my family and regular guests. They are reasonably sized for their intended purpose and are by no means oversized. Furthermore, there is no practical way for any of the proposed uses to utilise combined spaces.

23. The use of the outbuildings will respond to my family's hobbies and reflect what we enjoy doing in our free time together, which is really important whilst creating a long-term family home. These uses cannot be accommodated in the main house, like some of the dedicated spaces at 41 Frogal, which we are currently renting. So, it is important these are accommodated in the rear garden incidental to the main house.

I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835.

DECLARED by the above names DANYLO KNYSH

At _____

On this 24 day of July 2023

DANYLO KNYSH

Before me, _____

John da Luz Camacho
Solicitor
89 Judd Street
London WC1H 9NE