



Appendix A - Statutory Declaration of Antony Spencer

**STATUTORY DECLARATION IN THE MATTER OF 104 WEST END LANE,
LONDON, NW6 2LS**

I, Antony Spencer of 50 Norrice Lea, Hampstead Garden Suburb, London, N2 0RL,

DO SOLEMNLY AND SINCERELY DECLARE that:

I am a Chartered Surveyor

I have jointly owned 104 West End Lane since 1990. From 1985 until 2022 I also jointly owned the property to the rear, 198a Broadhurst Gardens. My partner and I held/hold both as investments, and I have taken an active interest in their management, making frequent visits to inspect the condition of the properties.

I can confirm from my personal experience that the lower ground floor and ground floor of 104 West End Lane have been used solely as a hot food takeaway for more than the last ten years. There have been changes of tenancy and fascia during that period, but the use has been unchanged.

There are photographs of the premises in our company's historic files that were taken by the then Head of Property Management when they visited the premises over [redacted] 2013 and 22 February 2013. These photographs are [redacted] date stamped. The photographs show that the use [redacted] 2013 was as a hot food takeaway.

AND I MAKE THIS DECLARATION conscientiously believing the same to be true in accordance with the provisions of the Statutory Declarations Act 1935.

Sign

Decl

on 12 October 2023 London W14 3PA

by [redacted]
before me

Signed.....

(Richard John F-1000)

A commissioner for oaths or a solicitor empowered to administer oaths.

Appendix 1: Photographs showing 104 West End Lane in use as a hot food takeaway in February 2013





