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**IN THE MATTER OF**

**49 COTLEIGH ROAD, LONDON NW6 2NN**

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**STATUTORY DECLARATION OF SARA TESFU**

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I, **SARA TESFU**, of Flat 1, 49 Cotleigh Road, London NW6 2NN do solemnly and sincerely **DECLARE** as follows:

1. I have been asked to provide this Declaration in respect of the use of Flat 1 at 49 Cotleigh Road, London NW6 2NN ("the Property"). The property comprises a self-contained residential unit on the ground floor. This declaration relates to the use of the residential unit in order to provide evidence of the continuous use of Flat 1 over at least 4 years.
2. I can confirm that I took occupation of the Property in the year June 2011. I have tenancy agreements from 26<sup>th</sup> May 2017 and 26<sup>th</sup> May 2019. I rented Flat 1 from 2011 until now. The Property was sold to the present owners in September 2013. The sale did not affect my occupancy and I continued to remain in the flat on a periodic assured shorthold tenancy. Margaret Taha came to visit me in October 2013 and has been my main point of contact in terms of the management of the Property since that then. The layout of Flat 1 has remained the same since I moved into the flat. I exhibit my tenancy agreements for the Property at **T1** and **T2**.
3. When the Property came onto the market it was advertised as a self-contained flat with its own bathroom and kitchenette, which is how it is set out (see exhibit **T3** showing the current layout of Flat 1). I can confirm that from 2011 until now this flat has been physically and functionally a self-contained unit. I provide this statutory declaration in support of an application for a Certificate of Lawfulness to confirm that Flat 1 has been in self-contained Class C3 residential dwelling use for at least 4 years and that separate C3 use is therefore lawful.
4. I can also confirm that the Property comprises six self-contained flats which are separately occupied and have been throughout my stay at 49 Cotleigh Road.
5. Flat 1 was managed by Metropole Properties Ltd between 2013 and 2017 and thereafter by Metropole Property Rentals Ltd to date.

6. Accordingly, I declare that Flat 1 to the Property have been occupied for at least 4 years on a separate self-contained basis without any break in occupation.
7. I depose as above of my own knowledge AND make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by SARA TESFU )  
At 244B Edgware Road W21DS )

this 3rd day of August 2023 )

Before me, )  
A Solicitor/Commissioner for Oaths )

NUZUAT DUNN  
Solicitor  
Watlington Solicitors  
20 Shirburn Street  
Watlington  
OX49 5BT  
Telephone: 01491 614700  
info@watlingtonsolitors.co.uk

IN THE MATTER OF  
49 COTLEIGH ROAD, LONDON NW6 2NN

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EXHIBIT T1 TO THE  
STATUTORY DECLARATION OF SARA TESFU

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I, SARA TESFU, of Flat 1, 49 Cotleigh Road, London NW6 2NN do solemnly and sincerely  
DECLARE that this is the exhibit marked as Exhibit T1 as referred to in my Statutory  
Declaration herein.

Declared by SARA TESFU )  
At 2443 Edgware Road W2 1DS )  
this 3<sup>rd</sup> day of August 2023 )  
Before me, [REDACTED] )  
A Solicitor/Commissioner for Oaths )  
NUZHAT DUNN )  
Solicitor

Watlington Solicitors  
20 Shirburn Street  
Watlington  
OX49 5BT  
Telephone: 01491 614700  
info@watlington-solicitors.co.uk

IN THE MATTER OF

49 COTLEIGH ROAD, LONDON NW6 2NN

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EXHIBIT T2 TO THE  
STATUTORY DECLARATION OF SARA TESFU

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I, SARA TESFU, of Flat 1, 49 Cottleigh Road, London NW6 2NN do solemnly and sincerely  
DECLARE that this is the exhibit marked as Exhibit T2 as referred to in my Statutory  
Declaration herein.

Declared by SARA TESFU  
At *244B Edgware Road W2 1DS*

this *3rd* day of *April* 2023

Before me   
A Solicitor/Commissioner for Oaths

*NUZHAT DUNN*  
*Solicitor*

Watlington Solicitors  
20 Shirburn Street  
Watlington  
OX49 5BT  
Telephone: 01491 614700  
Info@watlington solicitors.co.uk

IN THE MATTER OF

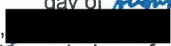
49 COTLEIGH ROAD, LONDON NW6 2NN

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EXHIBIT T3 TO THE  
STATUTORY DECLARATION OF SARA TESFU

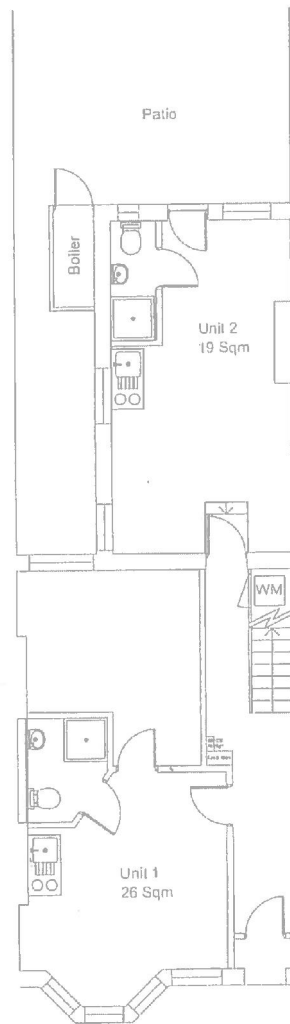
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I, SARA TESFU, of Flat 1, 49 Cottleigh Road, London NW6 2NN do solemnly and sincerely  
DECLARE that this is the exhibit marked as Exhibit T3 as referred to in my Statutory  
Declaration herein.

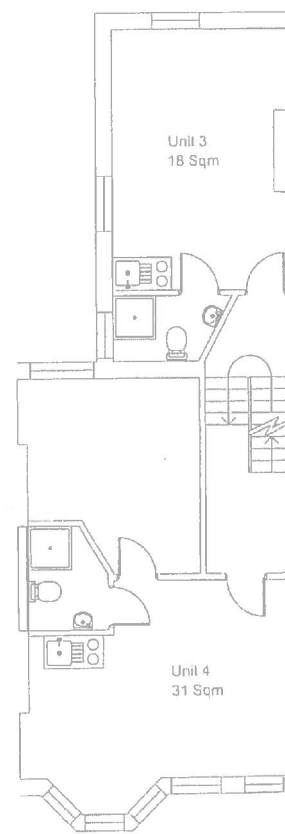
Declared by SARA TESFU )  
At *244B Edgware Road W21DS* )  
this *3rd* day of *August* 2023 )  
Before me,  )  
A Solicitor/Commissioner for Oaths )

*NVZ HAT DUNN*  
*Solicitor*

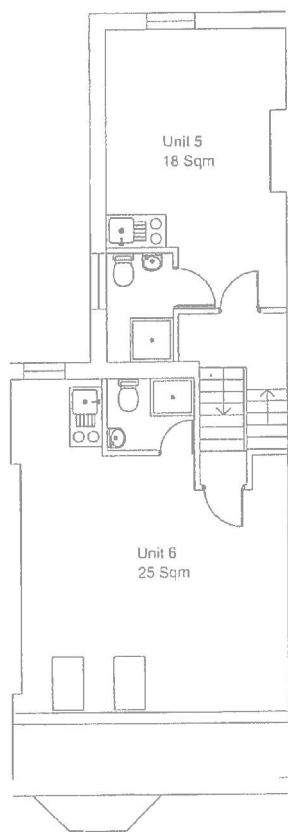
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Telephone: 01491 614700  
info@watlingtonsolitors.co.uk



Existing Ground Floor



Existing 1st Floor



Existing 2nd Floor

## NOTES

Description

Date



ARCHITECTURAL DEVELOPMENTS & INVESTMENTS LTD  
CHARTERED ARCHITECTS

20 AVONMORE ROAD, LONDON W14 8RR  
T 020 7602 0022 F 020 7602 1022  
email: info@adiarchitects.com

CLIENT

Metropole (Cotleigh Road) Ltd

PROJECT

49 Cotleigh Road NW6 2NP

TITLE

Existing Layout Plans

DRAWN

FH

CHECKED

APPROVED

DATE

March 2018

SCALE

1:100 @ A3

STATUS

Building Control

DRAW NO

1802-BR-00-01

REV

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