

STATUTORY DECLARATION

I, ROBERT JOHN DEARMAN of Basement and Ground Floor Flat 3 Mansfield Road London NW3 2JD **DO SOLEMNLY AND SINCERELY DECLARE** as follows:

1. I am the legal owner of the Basement and Ground Floor Flat, 3 Mansfield Road London NW3 2JD ("the Property") registered at H M Land Registry as freehold proprietor of the building of which the Property forms part under Title No: NGL649379.
2. I have lived at the Property continuously from 7 May 2013 until the present day.
3. I carried out building works to convert the existing office into a self-contained flat and replacement of the rear extension and these works were substantially completed by 7 May 2013.
4. I have undertaken various alterations over the years since 2013 as funds permitted. Those works were all completed by 17 October 2017.
5. There is now shown to me and exhibited hereto marked "RD1" a bundle of documents and photographs describing the relevant works and confirming the date of their completion.

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

Declared at: *33 Sekforde Street
London EC1R 0HH.*

On *10th May* 2024

Before me,

Signed

Belmont & Lowe
Solicitors
33 Sekforde Street
London
EC1R 0HH

A Commissioner for Oaths or a Solicitor empowered to administer Oaths

EXHIBIT "RD1"

This is the Exhibit referred to marked "RD1" in the Statutory Declaration of Robert John Dearman dated *10th May 2024*.

Before me,



Belmont & Lowe
Solicitors
3 Sekforde Street
London
EC1R 0HH

EVIDENCE:

- As Built drawing no. 37[B01 - B02]

Building Control documents

- drawing no. 37[S01, S02] As Existing 1-50
- drawing no. 37[C01 - C04] As Proposed 1-50
- drawing no. 37[C01C - C04A] As Proposed 1-50
- LBC Completion Certificate dated 8 May 2013

A - Work Certified as Complete

- Screenshot 2024-01-08 at 11.33.08
- roof pitch changed - IMG_1296.JPG
- parapet lowered - IMG_1397.JPG
- en-suite shower - IMG_1490.JPG
- internal partition - IMG_1491.JPG
- window to en-suite shower - CIMG8463.JPG

B - External Stair

- Screenshot 2024-01-08 at 11.35.05
- external stair - IMG_2870.JPG
- external stair - IMG_2872.JPG
- external stair - IMG_2878.JPG

C - Door to external stair

- Screenshot 2024-01-08 at 11.35.55
- door to external stair - IMG_0811.JPG
- door to external stair - IMG_0813.JPG
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D - Terrace Privacy Screening

- Screenshot 2024-01-08 at 11.36.44
- privacy panel to retained window - IMG_1404.JPG
- privacy screening to terrace - IMG_1422.JPG
- privacy screening to terrace - IMG_1425.JPG
- privacy screening to terrace - IMG_1429.JPG

E - Additional slatted timber privacy screen

- Screenshot 2024-01-08 at 11.38.37
- additional slatted timber privacy screen - IMG_2024.JPG
- additional slatted timber privacy screen - IMG_2025.JPG

Council Tax Bills

- 2013 to 2014 bill.pdf
- 2014 to 2015 bill.pdf
- 2015 to 2016 bill.pdf
- 2016 to 2017 bill.pdf
- 2017 to 2018 bill.pdf
- 2018 to 2019 bill.pdf
- 2019 to 2020 bill.pdf
- 2020 to 2021 bill.pdf
- 2021 to 2022 bill.pdf
- 2022 to 2023 bill.pdf
- 2023 to 2024 bill.pdf
- 2024 to 2025 bill.pdf