

## **STATUTORY DECLARATION OF IRVING BLUMHOF**

### **I Irving Blumhof of Flat 1 The Pryors NW31BS**

do solemnly and sincerely declare as follows:-

1. I have learnt about the issues facing the Pryors' Car Park gradually over many years. When I first came to The Pryors the Car Park contained 61 car parking spaces. But prior to 2010 this was reduced to 60 car parking spaces when the space leading to the back garden entrance gate was converted from a car parking space to an access only space. This was shown by painted cross hatched lines within the relevant space. I attach a copy of an Existing Car Park Layout plan prepared by TDC-ARCH DESIGN 02.11.2023 (marked 'A') which I believe to be correct.

2. My wife and I acquired the long leasehold interest in Flat 1 during 1998. We have been permanent residents at the Pryors for over 25 years. We have never sublet and do not own a second home. With our purchase came the right to park 2 cars in the Pryors' Car Park. We enter the Car Park on almost a weekly basis and often several times a week.

3. From time to time I have served as a director of The Pryors Ltd which company acquired the Pryors freehold in 1984. The company is wholly owned by its 60 long leaseholders. There are no outside shareholders. I was first appointed a director in 2007 at which time I carried out a review of the company's title deeds and documents. I am a retired property lawyer.

4. In 2010 I was a member of a committee of lessees tasked with resolving the overcrowding issues in the Car Park and we came up with some new regulations (including the use of differently colour coded permits) for the better management of the Car Park. These regulations remain largely unaltered and can be seen as the final appendix in the current Pryors Handbook <https://www.the-pryors.co.uk/handbook>

5. In 2018 I was a member of a committee of lessees whose function was to prepare an offer to members who wished to take up a new 999 year lease. This process necessitated a further detailed review of long term parking rights at the Pryors. I ascertained that the long term parking rights at the Pryors had each been granted for a term exceeding 100 years and that the number of these rights issued by the freeholder had by the early 1990's far exceeded the number of parking spaces allowed by the 1968 planning consent (plan). I surmised from this review that the Car Park must have been rearranged or reorganised in the late 80's or early 90's. During my 25 years of occupation 60 parking spaces have been clearly marked out on the ground in the Car Park.

6. I attach the following 5 copy documents:-

A. Existing Car Park Layout plan prepared by TDC-ARCH DESIGN 02.11.2023 (marked 'A').

B. A detailed list of the permanent car parking rights sent to me in 2008 by the former chairman Philip Hodson (marked 'B').

C. An excel spreadsheet sent to me in 2010 by the then managing agents Parkwood setting out the individual parking rights of lessees with ancillary information relevant at the time (marked 'C').

D. An email sent by our managing agents on 13/12/13 to all lessees with its attaching PowerPoint plan of the then existing Car Park layout (marked "D"). That plan is separately included in the current Pryors Handbook mentioned above.

E. Appendix iv of The Pryors Handbook (marked 'E').

I can state to the best of my knowledge and belief that for at least the last 10 years to the present date :-

A. The perimeter of the Car Park has not been altered.

B. The surface of the Car Park has not been renewed or altered.

C. The car space markings within the Car Park have not been altered.

D The Car Park has been continuously available for use at The Pryors with 60 car parking spaces.

E The use of those spaces has been for vehicles of occupiers and users of The Pryors.

and 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 **Irving Blumhof** ...

Date.....12/12/23.....

Before me (*insert name and signature*)

A Solicitor/ Commissioner for Oaths  
Date (*insert date*)

RACHEL KAPILA  
CLOTH FAIR CHAMBERS  
39-40 CLOTH FAIR  
EC1A 7NT  
12.12.23

Year	DATE	REVISION	Revised	CR/CD
2019	3-24-2020	Revised drawing to include: 1. revision to comply with the 2018 AIA Committee	20	101
2020	4-24-2020	Revised drawing to include: 1. revision to comply with the 2018 AIA Committee	20	101
2021	10-04-2021	Revised drawing to include: 1. revision to comply with the 2018 AIA Committee	20	101
2022	1-10-2022	Revised drawing to include: 1. revision to comply with the 2018 AIA Committee	20	101
2023	1-10-2023	Revised drawing to include: 1. revision to comply with the 2018 AIA Committee	20	101
2024	10-01-2024	Revised drawing to include: 1. revision to comply with the 2018 AIA Committee	20	101



**CB Swift**  
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DRAWING STATUS

FOR CONSTRUCTION  
FOR COORDINATION  
FOR PLANNING  
FOR DISCUSSION

RECORDED

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**TDC  
ARCH  
DESIGN**  
The Design Collective Architects

www.tdc-arch.design

Client  
CB Swift

**Project**  
The Pryors, East Heath Road,

Drawing Title
Existing Car Park Layout

Drawing Title  
Existing Car Park Layout

APPENDIX 2

Scale 0 1 2 3 4 5 6 7 8 9 10  
Date 1/2008 A1

Job No. S211037 Drawing No. AL(9)901 Rev. G

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THE FOLLOWING ARE THE LEGITIMATE PARKING RIGHTS AT THE PRYORS AFTER OUR  
REVIEW OF CLAIMS AND TITLES, 1990; REVISED 1996; 2005.

Each flat included on this list has the right to park one vehicle unless specified otherwise.

Flat No

1 - has right to spaces 19 and 19a only

2

3 - allocated space 46

4

[Porter's flat - no entitlement - new porters (Aug 1996) will park in Well Walk by Camden permit].

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12 - has right to a double-space (not two separate spaces)

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34 - allocated space 3

35 - allocated space 4

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38 - has right to a double-space (not two separate spaces)

39 - has right to a double-space (not two separate spaces)

40

41

42 - has right to a double-space (not two separate spaces) (by garden fence)

43

44

45 - allocated space 8

46a

47 - allocated space 2

48

48a

49 - allocated space 46

50 - has two separate spaces, one is allocated space 5

51

52 - has right to a double-space (not two separate spaces)

53

54 - allocated space 6

54a

55 - allocated space 7

56

57 - allocated space 10

58 - has right to two separate spaces (allocated 1 and 1a)

Total of 62

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# CAR PARKING AT THE PRYORS - OCTOBER 2010

Flat No	Name	No of spaces	Space allocated	Type/Space	Permit Colour	Permit No	Car Reg No	Space User
<b>BLOCK A</b>								
1	Mr & Mrs Blumhof	2	19 & 19A	Blue	P0B11R & P0B11RX		T938MLH & RX02EYO	
2	Mr & Mrs Aserkoff	1	Free	Red	POR32R		WK09WBW	Nanny
3	Westminster Land	1	Free	Red	POR33R		Flat Unoccupied	
4	Mrs K Di Tella	1	Free	Red	POR34R		BD04KYB	Luke (Tenant)
5	No Entitlement	0						
6	No Entitlement	0						
7	Mr & Mrs Sherry	1	Free	Red	POR37R		No car	
8	Gamma Invs	1	Free	Red	POR38R		GO53O8O	Mr & Mrs Aggers (Tenant)
9	Mr & Mrs Mark	1	Free	Red	POR39R		P97LLY or P623PLY	
10	Mrs P Willing	1	Free	Red	P1R30R		No car	
11	Mr Sangari	1	Free	Red	P1R31R		No car	Mr S Berner
12	Mr & Mrs Cooke	2	43 & 43A	Blue	P1B12R & P1B12RX		N10BMC & KN09HHV	
12A	No Entitlement	0						
14	Mrs Wellard	1	Free	Red	P1R34R		FY58WHC	Mr & Mrs French rents for tenant Mr
15	Mr & Mrs Cooper	1	Free	Red	P1R35R		LS53ZPR	Mrs I Tamasi
16	L Prades	1	Free	Red	P1R36R		No Car	Mr & Mrs Buttarazzi
17	Mr & Mrs Clementson	1	Free	Red	P1R37R		OV08DZL	Mr & Mrs Sikkema
18	Mr R Joyce	1	Free	Red	P1R38R		LT53TUI or LR59VUV	
19	Mr & Mrs Pant	1	Free	Red	P1R39R		ELN128Y or S952TAV	
20	Mr & Mrs Noble	1	Free	Red	P2R30R		LM10LPP	
21	S & L Alvarez	1	Free	Red	P2R31R		F108FCC	
22	No Entitlement	0						
23	Mr Sangari	1	Free	Red	P2R33R		EO55VRP	Mr & Mrs Footitt
24	Mrs Barton	1	Free	Red	P2R34R		No Car	
25	Mrs Goold	1	Free	Red	P2R35R		Y194NLA	Mr & Mrs Shally (Tenant)
26	Mr & Mrs Elliott	1	Free	Red	P2R36R		GL05LEU	
27	Mrs Davies	1	Free	Red	P2R37R		No Car	
28	Mr Watson & Miss Momonoi	1	Free	Red	P2R38R		J88WJL	
29	Mr Jenkins	1	Free	Red	P2R39R		WR10WZZ	
30	Miss Kyriakides	1	Free	Red	P3R30R		?	Mr Sangari rents from 1/3/10
31	Mrs Flasjner	1	Free	Red	P3R31R		LM03GVZ	
32	Mr & Mrs Blackstone	1	Free	Red	P3R32R		No Car	

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# CAR PARKING AT THE PRYORS - OCTOBER 2010

Flat No	Name	No of allocated spaces	Space Type/Space Number	Permit Colour	Permit No	Car Reg No	Space User
<b>BLOCK B</b>							
34	Mr Cook	1	3	Green	P3G24R		
35	Mrs Harris	1	4	Green	P3G25R		
36	Mrs Donoghue & Mrs Robbins	1	Free	Red	P3R36R		
37	Mr & Mrs Mottahedan	1	Free	Red	P3R37R		Mr & Mrs Galzano (Tenants)
38	Miss Bevington	2	41 & 41A	Blue	P3B18R & P3B18RX		
39	Mrs Petts	2	42 & 42A	Blue	P3B19R & P3B19RX		
40	N J Karyia	1	Free	Red	P4R30R		
41	Mr & Mrs Ramaswamy	1	Free	Red	P4R31R		
42	Miss Lim	2	45 & 45A	Blue	P4B12R & P4B12RX		
43	A McLean & M Hawes	1	Free	Red	P4R33R		J Connell uses one
44	L Grove	1	Free	Red	P4R34R		Mr & Mrs Cumisky (Tenant)
45	Mrs Emami	1	8	Green	P4G25R		
46	No Entitlement	0					
46A	Mr Neys	1	Free	Red	P4R36AR		
47	Mrs Mitchell	1	2	Green	P4G27R		
48	Mr Ashman	1	Free	Red	P4R38R		Rents to Mrs Ridgeway (Flat 52)
48A	Dr Wass	1	Free	Red	P4R38AR		
49	Mr & Mrs Kahn	1	47	Green	P4G29R		
50	Mr & Mrs Browning	2	Free & 5	Red & Green	P5R30R & P5G20R		
51	Miss Trone	1	Free	Red	P5R31R		
52	Mr & Mrs Ridgeway	2	44 & 44A	Blue	P5B12R & P5B12RX		
53	Craven Trust Co	1	Free	Red	R5R33R		
54	L Hipkiss	1	6	Green	P5G24R		Mrs James (Tenant) son
54a	Mr A J Cole	1	Free	Red	P5R34AR		Mr Auito (Tenant)
55	Mr Jacques	1	7	Green	P5G25R		
56	Mr & Mrs McKennell	1	Free	Red	P5R36R		
57	Mr Gilbertson	1	Free	Red	P5R37R		
58	Mr Hodson & Ms Hooper	2	1 & 1A	Green	P5G28R & P5G28RX		Private Arrangement with Mrs Emami

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From: Lucy [REDACTED]  
Date: 13 December 2013 at 05:21:58 GMT-5  
To: Lucy [REDACTED]  
Subject: Car Parking

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Dear All

Please see the attached plan of the car park issued for your information

Blue and green spaces are allocated to specific flats. Red spaces are free for use by any flat owner in possession of a red permit and are on a 'first come first served' basis.

Regards

*Lucy Lowe*

**Parkwood Management Company (London) Ltd**

**Crystal House**

**Queens Parade Close**

**London**

**N11 3FY**

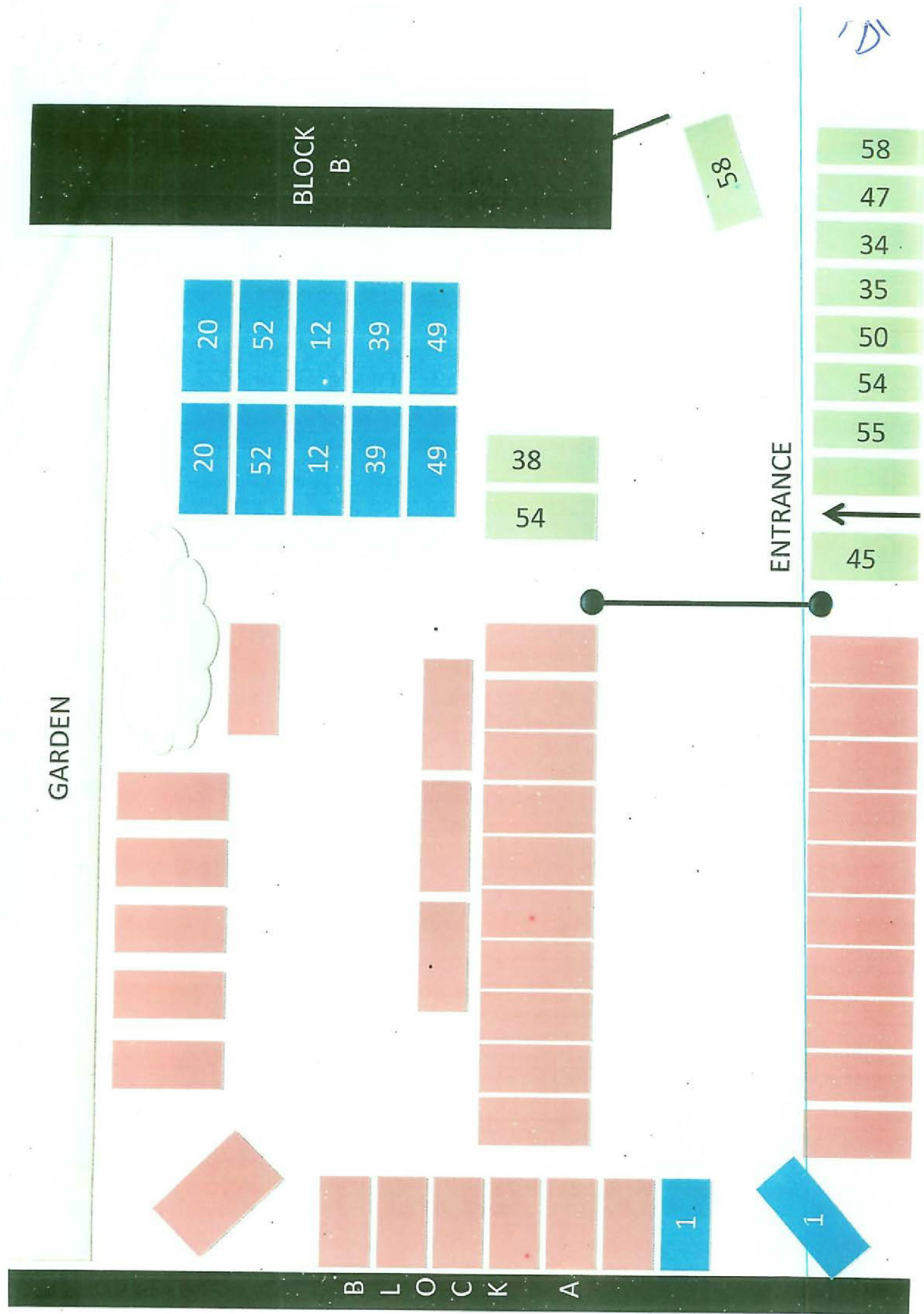
**Tel:** [REDACTED]

**Fax:** [REDACTED]

[www.parkwoodman.co.uk](http://www.parkwoodman.co.uk)

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1. **Entitlement Vehicles** are entitled to be parked if they are displaying a valid permit. Lessees are only entitled to a full permit if they have a formal written licence from The Pryors Ltd or if their lease expressly provides for this right.
  2. **Permit types**  
**Full Permits.** These permits are issued to the lessees who hold the relevant licence/lease as in point 1 above. These permits are subject to renewal from time to time.  
**Temporary Day Permits.** These are detailed below and expire at 1745 on the date of issue.
  3. **Types of car parking space/zones**  
**(a) ALLOCATED:** (i) Double spaces within the area enclosed by the barrier. (ii) Single space with lockable post within the area enclosed by the barrier. (iii) Single spaces outside the barrier (near Block B). If you are allocated a specific space or spaces you are not permitted to park anywhere else in the car park, even if someone else has incorrectly taken your space.  
**(b) NOT ALLOCATED:** Other single spaces within the area enclosed by the barrier not allocated a specific space. All lessees with unallocated spaces are entitled to park within the general parking area enclosed by the barrier EXCEPT in any of the double spaces or where there is a lockable post.
  4. **Full permits** These will be designed to show:  
**(a)** The flat number which will be embedded in the serial number for the permit e.g. 31685 will be for Flat 18 (2nd and 4th numbers). Where a permit is transferred to a different flat a new permit will be required and the old permit will automatically expire.  
**(b)** Date of issue of permit. Please note that If a permit is lost or destroyed a new permit will be issued and the previous permit will no longer be valid.  
**(c)** The permissible zone for the vehicle. (colour coded permit)
  5. **Temporary day permits** The Caretaker or Managing Agent will use their discretion to allow vehicles (including service vehicles) to park temporarily within the car park subject to

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**the following conditions. (a) All temporary permit holders must display prominently in their windscreen:- (i) The number of the flat where the vehicle driver can be immediately contacted (ii) The driver's (mobile) telephone number where they can be immediately contacted (iii) The date of issue If the Caretaker is not available, the driver of the vehicle must still display the above details visibly in the windscreen to identify the flat where the driver can be located and the driver's (mobile) telephone number. An attempt will be made to contact the driver if these details are displayed before any "stickering" of the vehicle or other action is implemented. (b) The temporary permit will automatically expire at 1745 on the date of issue 25**

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(c) The Caretaker or Managing Agent can revoke or refuse a temporary permit at any time at their discretion if, in their opinion, the management of the car park requires it. (d) Temporary day permits will only be issued to

(i) Contractors, repairmen etc. As long as they are present at The Pryors. (ii) Visitors (including carers and the like) as long as they are present at the

Pryors. (iii) Additional vehicles owned by lessees but only for the purposes of loading or unloading for under an hour. Otherwise temporary day permits cannot be used for second cars of residents.

6. **Who may use the full permits? Any visitor to your flat (including a service vehicle) whose vehicle is displaying your permit is allowed to park in your permitted space/designated area in substitution of your vehicle. The display of the permit is required no matter how short the visit. The lessee is responsible for ensuring that visitors stick to the rules and for ensuring the return of their permit at the end of the visit. During the visit you must not park your vehicle within the car park.**



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7. **Transfer of full permits** Full permits may, with the prior written consent of The Pryors Ltd, be transferred to another lessee at The Pryors. This will require the issue of a new permit identifying a new flat number and the cancellation of the existing permit. Permits may not be transferred to non lessees.
8. **Subletting/sublicensing of spaces** Where a flat is underlet with the prior written consent of The Pryors Ltd any car parking space belonging to that flat may be attached to that underletting until the underlease ends. In this case the permit must be given by the lessee to the underlessee and the lessee's right to use that permit is suspended until the underlease ends. The lessee is responsible for ensuring that their permit is returned by their underlessee. In addition any lessee may, with the prior written consent of The Pryors Ltd, sublicense the use of their space to another lessee (but not to a non-lessee) at The Pryors. In this case a new permit will be required as the flat number will have changed and the existing permit will be cancelled. A similar change of permit will be required at the end of the sublicense. During any sublease or sublicense the lessee remains responsible for ensuring that the rules are followed by the permit holder.
9. **Car parking arrangements outside The Pryors** Residents at The Pryors can obtain low cost permits from the local council either for their own vehicle (which can be renewed annually) or short term permits (for up to a day) either for their own vehicles or for visitors. In addition there are pay and display facilities in the adjoining streets and at the car park lower down East Heath Road (limited hours only). It is advisable when parking to read carefully the signs explaining the conditions attaching to parking outside The Pryors.
10. **Other car parking matters**
  - (i) All vehicles using the car park must be insured.

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- . (ii) **The Pryors Ltd has a legal right to suspend any parking/permit if required: for example when the car park is resurfaced or when space is needed for the erection of scaffolding in connection with works to The Pryors. This could happen on short notice and you are therefore recommended to obtain permits from the local council to park on the street even if you have a full permit to park at The Pryors.**
  - . (iii) **The Pryors Ltd has a legal right to reallocate any designated fixed space or spaces to another space or area.**

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- . (iv) Please try and park very quietly after about 10 at night. Please try and park within the marked spaces. The car park has been designed for use by private motorcars and maneuverability is limited.
- . (v) There is no right to place a skip in any space although the Managing Agent may from time to time in its discretion allow skips for limited periods in such space as it may from time to time allocate.
- . (vi) The Caretaker has authority to waive the above rules for very short periods where common sense and convenience require it. But you must ask first.
- . (vii) Exceptions are, of course, made for emergency vehicles. Additionally, if feasible, we try to accommodate the needs of those who are disabled or have special needs.

#### **The Pryors Car Park Plan (2017)**

The 'red' free spaces are for **RED** permit holders on a 'first come first served' basis. **BLUE** spaces are 'family' spaces and are allocated to the flats annotated on the plan. **GREEN** spaces are allocated to the flats annotated and should not be used by any other



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### The Pryors Car Park Plan (2017)

The 'red' free spaces are for **RED** permit holders on a 'first come first served' basis. **BLUE** spaces are 'family' spaces and are allocated to the flats annotated on the plan. **GREEN** spaces are allocated to the flats annotated and should not be used by any other persons.

