

DATED

27th January 2025

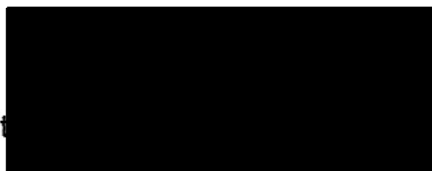
**STATUTORY DECLARATION TO SUPPORT AN APPLICATION FOR A CERTIFICATE OF
LAWFULNESS OF EXISTING USE OR DEVELOPMENT**

I, BRIAN COX, of 102 Regents Park Road, London, NW1 8UG do solemnly and sincerely declare that:

1. I make this statutory declaration in support of the application made by my wife and, Nicole Ansari Cox, for a certificate of existing lawful use or development in respect of Flat A and Flat B, 69 Regents Park Road, NW1 8UY ("the Properties"). There is now produced and shown to me marked "BC1" documents I refer to herein.
2. Nicole and I completed the purchase of the leases of the Properties on 28 October 2024. The Properties are registered as two separate titles at the Land Registry under title numbers NGL695711 and NGL695712 (BC1p). It will be apparent from the Office Copy Entries that both leases were granted to Mr Yozo Hirayama on 14 April 1992.
3. I attach the lease plan which is attached to each lease, and which shows the extent of the Properties and that there are essentially two rooms on each floor. The layout of the two floors that we have acquired is a living room and kitchen on the first floor and the bedroom and bathroom on the second floor. I attach photographs of the same.
4. I have lived in the Primrose Hill area of London since 2013 and I have known Mr Hirayama and his partner since 2013. I have been to the Properties on very many occasions for social purposes. On every single occasion we were invited to the Properties the layout was described in paragraph 3 and accordingly this layout has been in place since at least 2013 and enjoyed as one family dwelling.
5. Mr Hirayama's affairs are currently being managed by a Deputy appointed by the Court of Protection by reason of Mr Hirayama's diagnosis of Alzheimer's and so I am not in a position to obtain a supplementary statement from him. I have however asked the Deputy's office for any facts and matters that would support the use of the Properties as one dwelling. There is a limit to what the Deputy can say over the full period that is required to be demonstrated as part of this application but the Deputy's office have advised me that in terms of utilities there was one account for the Properties with British Gas (under account 850003159515), Thames Water (under account number 900039462309) and EDF for electricity (under account number 671 145 237 008). This plainly indicates that the Properties were used as effectively one flat by Mr Hirayama.
6. On this basis I seek a Certificate of Lawful existing use of the Properties as one flat.

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

Signature of declarant



Declared at [ADDRESS]

on [DATE] 27th January 2025

before me [NAME] DEANNA HURST SOLICITOR

Signed....."....."



RWK Goodman
69 Carter Lane
London
EC4V 5EQ