

Statutory Declaration

I Marlene Rolfe of 12 South Villas, London, NW1 9BS do solemnly and sincerely declare as follows: -

1. I confirm that I am the freehold owner of 12 South Villas.

2. I acquired the property in March 1982.

3. I submitted a planning application in 1982 for change of use to three self-contained dwelling units including works of conversion and the enlargement of the existing front and rear dormers (ref: 33982).

4. The layout of the ref: 33982 was implemented but the first floor was never occupied as a separate flat. Instead my family have occupied the lower ground, ground and first floors as one dwelling since the completion of the works at the end of 1982.

5. Initially I installed a minimal kitchen to the first floor but I then removed this within a few months and used the first floor as two bedrooms and a bathroom until approximately 2013.

6. Between 1982 - 1990 my mother and aunt lived with myself, my partner and our son. My mother and aunt had their bedrooms on the lower ground floor, my partner, I and my son had our bedrooms on the first floor and used the ground floor living areas. After they passed away my partner, son and I occupied the whole of the three floors.

7. In 2011 my partner moved out and my son had left home. I installed a kitchen to the first floor with the intention of renting the first floor out formally as a possible income stream. However, I did not need this income in the end and therefore whilst friends have stayed in the first floor occasionally it has not been used as a separate flat no had a formal tenancy of any kind.

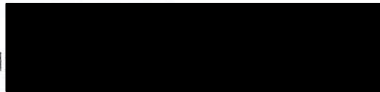
8. I currently live in the house by myself. I have my bedroom on the lower ground floor and use the first floor as a studio and a guest bedroom.

9. I sold the leasehold of the top two floors to Paul Corner in December 1982. This flat is known as 'Flat A'. Paul has occupied Flat A continuously since this date

To the best of my knowledge the Local Planning Authority has not authorised the issue or service of any enforcement notice, breach of condition notice or stop notice nor has the Local Planning Authority served or resolved or serve any other notice or proceedings relating to any breach of planning control in relation to the Property.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1853.

Signed



Date: 5.3.2025

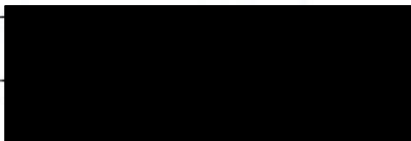
In the presence of: -

Name: _____

Saleh Begh
Solicitor

Address: _____

Signature: _____



Wafi Solicitors
16 Upper Woburn Place
London WC1H 0AF
admin@wafi.co.uk
0207 193 3839