



London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

11 February 2025

To Whom It May Concern,

Re: Arches 43 – 46 Castle Road Mews, Kentish Town, London NW1 8SS

I David Smith of The Arch Company Properties Limited of Watling House, 33 Cannon Street, London, EC4M 5SB ("Arch Co") do solemnly and sincerely swear that:

1. I am an employee of Arch Co and have been since the company was formed in 2019.
2. I am properly authorised to swear this statutory declaration on behalf of Arch Co.
3. Prior to being employed by Arch Co, I was as employee of Network Rail for 11 years, joining in September 2008.
4. I have been continuously employed by either Network Rail or Arch Co as an Portfolio Manager or Head of Lettings for 16 years.
5. I was the Portfolio Manager for this property between 2011 and 2017 and am now the Head of Lettings for this area.
6. None of the physical works permitted under planning permission ref. PEX0200409 had been undertaken in 2011, or since my involvement as asset manager of the property, as demonstrated in the enclosed photos which demonstrate the layout of the units remain in the same format as within the Existing Site Plan (Drawing No. 011), submitted as part of application ref. PEX0200409.
7. Arch 43 was let between 25/12/1985 and 13/03/2017 to Buttles PLC for use as "Parking of lorries and cars and storage in connection with the tenant's business as a timber merchants". We enclose a copy of this lease.
8. Arch 43 was then let between 23/05/2018 and 20/05/2021 to Grain TR limited for use as "workshop and offices in connection with the tenant's business as a bespoke furniture manufacturer." We enclose a copy of this lease.

9. Arches 44-46 have been let between 22/03/2012 and 17/03/2018 to Acquisition (Fireplaces) Ltd for use as storage and a workshop in connection with the tenant's business as a fireplace company or any other use within B1 – B8. We enclose a copy of this lease.
10. At no point during my work relating to this property from 2011 am I aware of any implementation of the site's change of use following the granting of planning permission ref. PEX0200409.

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




David Smith
Head of Leasing West London

DECLARED AT

Eversheds Sutherland
(International) LLP
1 Wood Street
London EC2V 7WS

BEFORE ME : RUTH HAYNES


A SOLICITOR EMPOWERED TO ADMINISTER OATHS

DATE : 11 FEBRUARY 2025