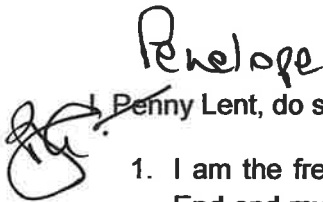

**STATUTORY DECLARATION OF
PENELOPE LENT
IN SUPPORT OF AN APPLICATION FOR A
CERTIFICATE OF LAWFULNESS FOR AN
EXISTING RESIDENTIAL DWELLING AT
HOGARTH HOUSE, 6 NORTH END AND
6A NORTH END, LONDON NW3 7HL**

TOWN AND COUNTRY PLANNING ACT 1990

STATUTORY DECLARATION in support of an Application for a Certificate of Lawfulness Under s191 of the Town and Country Planning Act 1990 in Respect of Hogarth House, 6 North End and 6A North End, London NW3 7HL (the "Property")

STATUTORY DECLARATION



I, Penny Lent, do solemnly and sincerely declare as follows:

1. I am the freehold owner of the Property comprising Hogarth House, 6 North End and my daughter, Tiffany Duggan, is the freehold owner of 6A North End – see site location plan at **Exhibit PL1**.
2. My husband and I bought and lived at Hogarth House, 6 North End, from October 2007. At that time, 6A North End, was a separate house.
3. After my husband died in October 2013 I continued living at Hogarth House.
4. My daughter, Tiffany Duggan, bought 6A North End in June 2015 though has never lived at either Hogarth House or 6A North End.
5. Between 2015 and 2017, GILB Construction Limited, building contractors, carried out various alterations to the Property's interior and exterior. They dealt with planning and building regulation requirements.
6. In August 2015, I identified the location for opening up of a part of the dividing walls between Hogarth House, 6 North End and 6A North End in two places: one each at ground and first floor levels. The location of the opening up at ground floor level before the works were carried out is shown on the plan and in the photo at **Exhibit PL2**.
7. My contractors opened up these walls which were plastered in preparation for a decorator's finish, as shown in the attached photos from August 2015 in **Exhibit PL3**.
8. The walls on both floors, as opened up in 2015 and as can be seen to a decorated finish today, are shown in **Exhibit PL4**.

9. On 5 April 2017, the Building Control Final Certificate was issued for all works carried out internally and externally at the Property. This is provided in **Exhibit PL5**.
10. An invoice payment summary prepared by my contractors is attached at **Exhibit PL6**, which includes at 14 August 2015, costs associated with opening of the internal walls connecting 6 and 6A North End.
11. Since completion of that connection, the Property has been a single house.
12. I have continuously lived at Hogarth House since October 2007 and continuously from the single house comprising Hogarth House, 6 North End and 6A North End since 2015.

I consent to this declaration being used in support of this application for a Certificate of Lawfulness.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be fine and by virtue of the provisions of the Statutory Declarations Act 1835.

Signature of Declarant: 

Streathers Solicitors
1 Heath Street
Hampstead
London
NW3 6TP

Declared at:

On [date]: 7 May 2015

BEFORE ME, a person entitled to administer Oaths

Name of Solicitor/Commissioner:

LUKE VIGNALI

Qualifications: SOLICITOR

Signature: 

HOGARTH HOUSE, 6 NORTH END AND 6A NORTH END, LONDON NW3 7HL

Exhibit: "PL1"

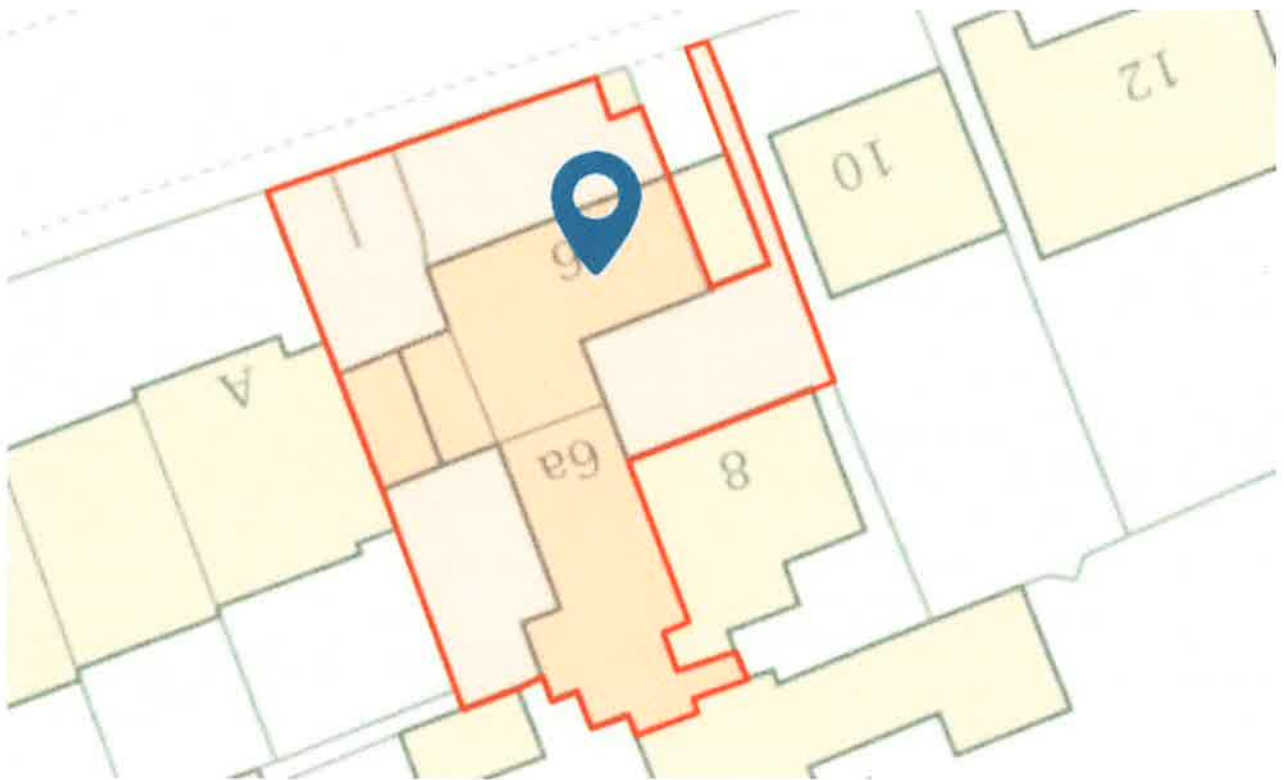
This is the Exhibit "PL1" referred to in the Statutory Declaration of ~~Penny Lent~~ *Penelope Lent*

sworn this 7 day of May 2025 before me *LUKE VIGNALI* *Uignal.*

Streathers Solicitors
1 Heath Street
Hampstead
London
NW3 6TP

Solicitor/Commissioner for Oaths

**The “Property” Comprising Hogarth House, 6 North End and
6A North End, London NW3 7HL**



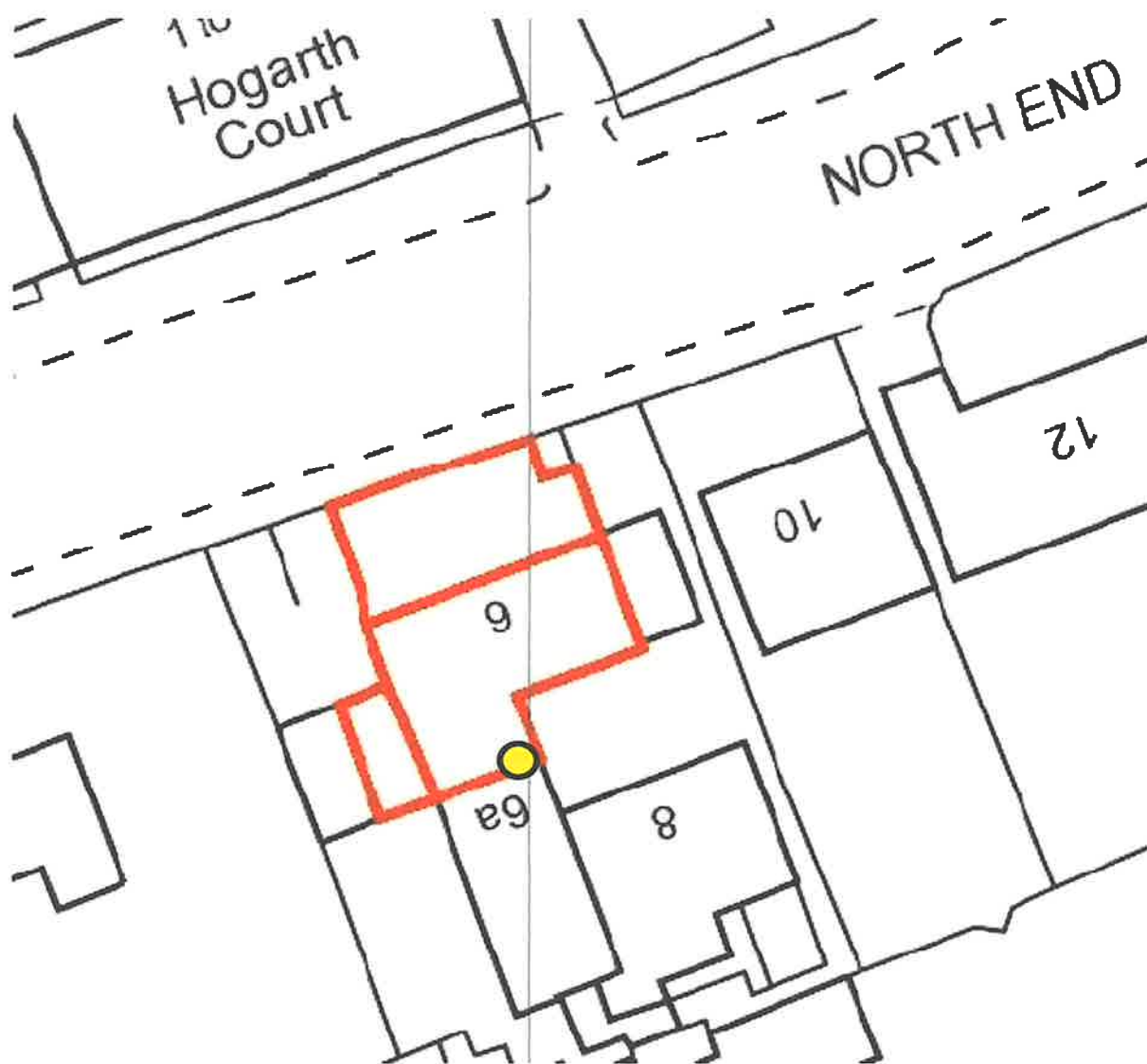
HOGARTH HOUSE, 6 NORTH END AND 6A NORTH END, LONDON NW3 7HL

Exhibit: "PL2"

This is the Exhibit "PL2" referred to in the Statutory Declaration of Penny Lent

sworn this ^{Penelope}7 day of May 2025 before me ^{LUKE VIGNALI}  

Solicitor/Commissioner for Oaths



Location of opening up in 2015 of dividing wall between Hogarth House, 6 North End and & 6A North End at ground and first floors

**Location of Dividing Wall Opening Up at Ground Floor Level
Before Works Carried Out (red arrows)**



HOGARTH HOUSE, 6 NORTH END AND 6A NORTH END, LONDON NW3 7HL

Exhibit: "PL3"

This is the Exhibit "PL3" referred to in the Statutory Declaration of ~~Penny~~ *Penelope* Lent 

sworn this 7 day of May 2025 before me *LUKE VIGNALI* 

Streathers Solicitors
1 Heath Street
Hampstead
London
NW3 6TP

Solicitor/Commissioner for Oaths

**Dividing Wall Opening Up Works Between Hogarth House, 6
North End and 6A North End, August 2015**



**Open Link Between Hogarth House, 6 North End and
6A North End, September 2015**



HOGARTH HOUSE, 6 NORTH END AND 6A NORTH END, LONDON NW3 7HL

Exhibit: "PL4"

This is the Exhibit "PL4" referred to in the Statutory Declaration of Penny Lent

sworn this 7 day of May 2025 before me WKE VIGNALI 

Penelope S.
Streathers Solicitors
1 Heath Street
Hampstead
London
NW3 6TP

Solicitor/Commissioner for Oaths

**Open Link Between Hogarth House, 6 North End and
6A North End, as can be seen today**



HOGARTH HOUSE, 6 NORTH END AND 6A NORTH END, LONDON NW3 7HL

Exhibit: "PL5"

This is the Exhibit "PL5" referred to in the Statutory Declaration of Penny Lent

sworn this 7 day of May 2025 before me *Penelope S.*
LUKE VIGNALI Wignall

Streathers Solicitors
1 Heath Street
Hampstead
London
NW3 6TP

Solicitor/Commissioner for Oaths

Head Projects Building Control Ltd

Final Certificate



**In Accordance with Section 51 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("the 2010 Regulations").**

1. This Certificate relates to the following work:

**Internal refurbishment of 2 storey house including new fenestration throughout and alterations to dormer window at:
6a North End, London, NW3 7HL**

2. Head Projects Building Control is a Corporate Approved Inspector and the work described above was the whole of the work described in an Initial Notice given by ourselves and dated: 03.11.2015

3. The work does not concern a new dwelling.

4. No optional requirements in the Building Regulations 2010 applies namely:

- a) Regulation 36 (2) (b) optional water efficiency requirements of 110 Litres per person per day.
N/A
- b) Schedule 1 Part M optional requirement M4 (2) (category 2- accessible and adaptable dwellings).
N/A
- c) Schedule 1 Part M optional requirement M4 (3) (category 3- wheelchair user dwellings).
N/A

5. The work described above has been completed and the company has performed the functions assigned by Regulation 8 of the 2010 Regulations.

6. With this notice are the following documents, which are those relevant to the work described in this Notice

7. Final Certificates have now been issued in respect of all work described in the Initial Notice referred to in paragraph 2 above.

8. The work is not minor work.

9. Head Projects Building Control has had no professional or financial interest in the work described above since giving the Initial Notice described in paragraph 2. above.

Signed

Robert Burrows BSc (Hons) C.Build E, FCABE, MFPWS
Managing Director
Approved Inspector
Head Projects Building Control Ltd

Dated: 05.04.2017

Ref: HP.15.3571

HOGARTH HOUSE, 6 NORTH END AND 6A NORTH END, LONDON NW3 7HL

Exhibit: "PL6"

This is the Exhibit "PL6" referred to in the Statutory Declaration of Penny Lent

sworn this 7..... day of May 2025 before me LIKE VIGNALI *Vignali*

Streathers Solicitors
1 Heath Street
Hampstead
London
NW3 6TP

Solicitor/Commissioner for Oaths

6a North End									
Invoice/Payment Summary									
Main Works									
Invoice No	Invoice Date	Description	Net	VAT	Gross	Date	Amount	Outstanding	
711	06/10/2015	Plant Room - 45% payment	£5,669.55	£1,133.91	£6,803.46	07/10/2015	£6,803.00	£0.46	
720	02/11/2015	Plant Room - 95% Claim less Previous Claim (Invoice No 711)	£6,799.50	£1,259.90	£7,559.40	04/11/2015	£7,559.40	£0.00	
721	02/11/2015	Deposit - 10% of contract sum (£320,384.86 excl. VAT)	£32,038.49	£6,407.70	£38,446.19	04/11/2015	£38,446.19	£0.00	
728	13/11/2015	Application 1 (Less Deposit Amortisation)	£9,841.25	£1,968.25	£11,809.50	16/11/2015	£11,809.50	£0.00	
734	26/11/2015	Application 2 (Less Deposit Amortisation)	£15,481.19	£3,096.24	£18,577.43	27/11/2015	£18,577.43	£0.00	
737	07/12/2015	Application 3 (Less Deposit Amortisation)	£7,602.46	£1,520.49	£9,122.95	08/12/2015	£9,122.95	£0.00	
740	21/12/2015	Application 4 (Less Deposit Amortisation)	£10,238.38	£2,047.68	£12,286.06	23/12/2015	£12,286.06	£0.00	
742	22/03/2016	Application 5 (Less Deposit Amortisation)	£18,304.58	£3,678.94	£22,073.62	25/03/2016	£22,073.62	£0.00	
748	03/02/2016	Application 6 (Less Deposit Amortisation)	£14,644.42	£2,928.88	£17,573.30	05/02/2016	£17,573.30	£0.00	
751	17/02/2016	Application 7 (Less Deposit Amortisation)	£14,345.59	£2,869.12	£17,214.71	22/02/2016	£17,214.71	£0.00	
753	02/03/2016	Application 8 (Less Deposit Amortisation)	£13,191.74	£2,638.35	£15,830.09	02/03/2016	£15,830.09	£0.00	
755	17/03/2016	Application 9 (Less Deposit Amortisation)	£13,062.97	£2,792.59	£16,755.56	18/03/2016	£16,755.56	£0.00	
757	29/03/2016	Application 10 (Less Deposit Amortisation)	£14,268.99	£2,853.80	£17,122.79	30/03/2016	£17,122.79	£0.00	
760	12/04/2016	Application 11 (Less Deposit Amortisation)	£13,325.21	£2,665.04	£15,990.25	14/04/2016	£15,990.25	£0.00	
764	25/04/2016	Application 12 (Less Deposit Amortisation)	£18,469.14	£3,693.83	£22,162.97	26/04/2016	£22,162.97	£0.00	
768	12/05/2016	Application 13 (Less Deposit Amortisation)	£18,754.31	£3,750.86	£22,505.17	12/05/2016	£22,505.17	£0.00	
772	25/05/2016	Application 14 (Less Deposit Amortisation)	£15,557.12	£3,111.42	£18,668.54	26/05/2016	£18,668.54	£0.00	
775	06/06/2016	Variation - 75% of cost of Fusion floor	£5,850.00	£1,170.00	£7,020.00	07/06/2016	£7,020.00	£0.00	
779	10/06/2016	Application 15 (Less Deposit Amortisation)	£16,326.68	£3,265.34	£19,592.02	13/06/2016	£19,592.02	£0.00	
781	21/06/2016	Application 16	£14,904.89	£2,980.98	£17,885.87	24/06/2016	£17,885.87	£0.00	
790	08/07/2016	Application 17	£32,201.38	£6,440.28	£38,641.66	12/07/2016	£38,641.66	£0.00	
Pre-commencement and other works									
Invoice No	Invoice Date	Description	Net	VAT	Gross	Date	Amount	Outstanding	
686	04/07/2015	Refurbishment and demolition survey	£550.00	£110.00	£660.00	06/07/2015	£660.00	£0.00	
695	11/08/2015	Design Fee	£2,800.00	£560.00	£3,360.00	13/08/2015	£3,360.00	£0.00	
696	14/08/2015	Works to the above address as per the email dated 04.08.2015	£1,980.00	£396.00	£2,376.00	24/08/2015	£2,376.00	£0.00	
703	11/09/2015	National Grid - Gas service pipe alteration	£1,094.77	£218.95	£1,313.72	18/09/2015	£1,313.72	£0.00	
712	06/10/2015	Design works completed to date (05.10.2015)	£1,462.50	£292.50	£1,755.00	14/04/2015	£1,755.00	£0.00	
713	06/10/2015	Building Control and CDM	£2,200.00	£440.00	£2,640.00	28/04/2015	£2,640.00	£0.00	
731	26/11/2015	Works to Party Wall	£372.00	£74.40	£446.40	27/11/2015	£446.40	£0.00	
733	26/11/2015	Design works completed to date (25.11.2015)	£2,885.00	£577.00	£3,462.00	27/11/2015	£3,462.00	£0.00	
749	10/02/2016	Planning application fee & mapping fee. GILB drafting, submission fee.	£308.33	£61.67	£370.00	10/02/2016	£370.00	£0.00	
784	01/07/2016	Design works completed to date (30.06.2016)	£1,683.17	£336.63	£2,019.80	04/07/2016	£2,019.80	£0.00	