

IN THE MATTER OF

15 GAYTON CRESCENT LONDON NW3 1TT

WENDY GALWAY-COOPER

Applicant

AND

LONDON BOROUGH OF CAMDEN

Respondent

AFFIDAVIT

I, Wendy Galway-Cooper of 15 Gayton Crescent Hampstead London NW3 1TT

State on Oath that:

- 1
- 2 I purchased the house at 15 Gayton Crescent Hampstead London NW3 1TT ("the property") in February 2007. At this time I was living with
on the which is about of London.
- 3 The layout of the property was like a doll's house. It had a central staircase and just one room either side on each of the 4 floors. There were no bathroom facilities on the upper 2 bedroom floors and nowhere to put any bathrooms.
- 4 I let the property to who
wanted to live in Hampstead. He said that he could extend the house in
accordance with the Permitted Development Rules which would enable bathrooms
to be installed on the upper two floors.
- 5 At the beginning of August 2008 I paid on account to start
building the rear extensions. After receiving the first payment on account he took
a holiday and did not start work for 2 or 3 weeks. I was not on site on a day to
day basis because I was living at

- 6 I believe that these building works were substantially completed by 30 September 2008. I exhibit true copies of invoices from _____ and bank statements which show the corresponding payments marked **WGC1**.
- 7 I am advised and I believe that these building works were permitted by The Town and Country Planning (General Permitted Development) Order 1995 under Schedule 2 Class A because the cubic content of the resulting building did not exceed the cubic content of the original house by more than 10%. The Planning Authority at London Borough of Camden have calculated the volume of the house at 892 m³ and the extensions at 75 m³ which is an increase of about 8%.
- 8 At about this time _____ removed some of the iron railings to the North of the property at the corner with Willow Road to create an off-street parking space. I am advised and I believe that this was permitted by The Town and Country Planning (General Permitted Development) Order 1995 under Schedule 2 Class A and the Article 4 Direction now prohibiting such an alteration did not come into force until more than 2 years later on 30 September 2010.
- 9 Subsequently, in early 2009 a WC extension was built at the rear of the property on the lower ground floor level. The intention had been to create a 2 storey extension so that there would also be a WC at street level as there is no WC or facility for this at this level. I am advised and I believe that the rear extension for the WC was permitted by The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 under Schedule 2 Class A because it did not extend beyond the rear wall of the original house by more than 4 metres nor exceed 4 metres in height. Construction of the second storey to this extension to install a WC at street level has not been carried out pending an application for planning permission to do so.
- 10 I believe that the facts stated in this affidavit are true.

Wendy Galway-Cooper

Sworn at _____

Dated this _____

Before me _____
/

IN THE MATTER OF

15 GAYTON CRESCENT LONDON NW3 1TT

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EXHIBIT WGC1
REFERRED TO IN
AFFIDAVIT
DATED 2 SEPTEMBER 2013
OF
WENDY GALWAY-COOPER

Sworn at

Dated 2 day of September 2013

Before me

• •

Ms W Galway-Cooper

1st August 2008

Invoice

15 Gayton Crescent Building Works

To digging the trenches to a depth of five feet until virgin clay will be found and pouring concrete mass foundations to a width of two feet and six inches and to setting out the new rear projections with four courses of blue engineering bricks and damp proof membrane and to rebuilding the rectangular rear projections and extending them vertically by two storeys using reclaimed London stocks to match the existing and insulated cavity to be completed by the end of this month all for the sum of

Builders & Decorators

Ms W Galway-Cooper

22nd August 2008

Invoice

15 Gayton Crescent
Building Works

To supply and fix eight inch by two inch softwood joists with 18 mm Water and Boil Proof Plywood and tank with *TOR Coatings Elastaseal* and gullies to create new flat roof terrace all for the sum of

Builders & Decorators

Ms W Galway-Cooper

4th September 2008

Invoice

15 Gayton Crescent Building Works

To supply and fix eight inch by two inch softwood joists with breathable membrane and two inch by one inch softwood battens with *Eternit* slates fixed with copper nails over to create sloping roof over stairwell to match existing roof all for the sum of €

Builders & Decorators

Ms W Galway-Cooper

8th September 2008

Invoice

**15 Gayton Crescent
Building Works**

To supply and fix eight inch by two inch softwood joists with 18 mm Water and Boil Proof Plywood over to create internal floors in new rear projections all for the sum of pounds.

Builders & Decorators

Ms W Galway-Cooper

15th September 2008

Invoice

15 Gayton Crescent
Building Works

To supply and fix plasterboard ceilings using *Gyproc FireLine* 15 mm thick with many small LED low energy lights each of just 1 watt power all for the sum of c pounds.

Builders & Decorators

Ms W Galway-Cooper

19th September 2008

Invoice

15 Gayton Crescent
Building Works

To repair and refurbish the original cut string winder staircase replacing original spindles with reproduction spindles made by F
pounds. all for the sum of

Builders & Decorators

Ms W Galway-Cooper

26th September 2008

Invoice

**15 Gayton Crescent
Building Works**

To supply and fix plasterboard ceilings using *Gyproc FireLine* 15 mm thick with many small LED low energy lights each of just 1 watt power all for the sum of pounds.

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15 GAYTON CRESCENT LONDON NW3 1TT

WENDY GALWAY-COOPER

Applicant

-v-

LONDON BOROUGH OF CAMDEN

Respondent

AFFIDAVIT

Solicitors

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Ref HS.WGC

Tel

Fax

Email

Solicitors for the Applicant