

I, [REDACTED] do solemnly and sincerely declare as follows:-

1. I am the registered owner, together with my wife [REDACTED], of the house known as, 21 Belsize Crescent, London, NW3 5QY which is split under two title deeds at the HM Land Registry with title numbers LN108374 and NGL813954 ("The Property").
2. Throughout the last four years we have at all times,
  - a. Remained the owners of The Property.
  - b. Used The Property as a single, family dwelling.
  - c. Treated the annex (covered until title number NGL813954 – the "annex") as part of the main house and accessed this part of The Property through a door connected to the main house.
3. The Annex is not separately metered for any services.
4. I attach as Exhibit A to this Statutory Declaration a copy of our council tax records for the Property which show payments for a single dwelling.
5. I attach as Exhibit B to this Statutory Declaration a copy of pages printed on 14 November 2013 from the website Direct Gov showing that the council tax entry for a "Garden Flat" was deleted (with other flats also in the building in that time) and that the current banding for the whole property was created in 2003, before our purchase of the Property. No other council tax entries are shown as still existing at this address.
6. I attach as Exhibit C to this Statutory Declaration a copy of letters from our builders following work carried out during 2009 to the "extension". I confirm from personal knowledge that the extension referred to does constitute the annex
7. At no point has the use of the annex in conjunction with the house been concealed from the Council

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

Declared by me the said [REDACTED]

A Commissioner for Oaths

A Commissioner for Oaths  
Bankside House, 107 Leadenhall Street,  
London EC3A 4AF  
England  
(Ruth M. Campbell)

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## EXHIBIT A

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This is the exhibit marked A referred to in the declaration of [REDACTED] declared this  
fourteenth day of November 2013

[REDACTED]

A Commissioner for Oaths

A Commissioner for Oaths  
Bankside House, 107 Leadenhall Street,  
London EC3A 4AF  
England  
(Ruth M. Campbell)



NW  
CITY OF  
2024

# COUNCIL TAX AND BUSINESS RATES SERVICE

2024

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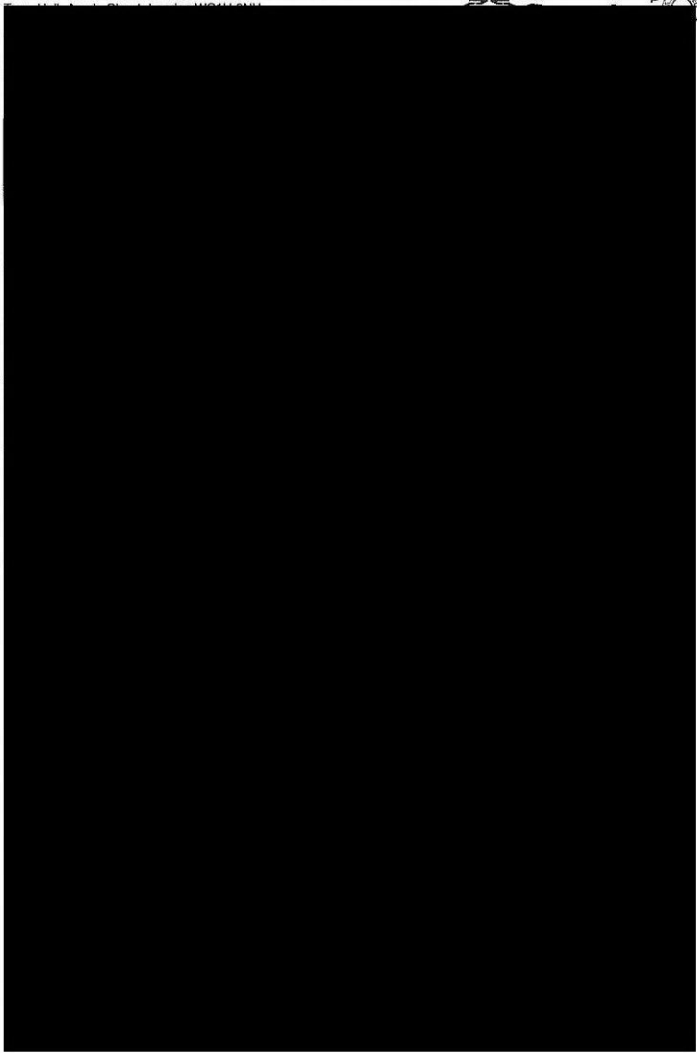
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# COUNCIL TAX AND BUSINESS RATES SERVICE

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COUNCIL TAX AND BUSINESS RATES SERVICE

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COUNCIL TAX AND BUSINESS RATES SERVICE

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COUNCIL TAX AND BUSINESS RATES DIVISION

FORM CA000CTBLWSR-1-030750





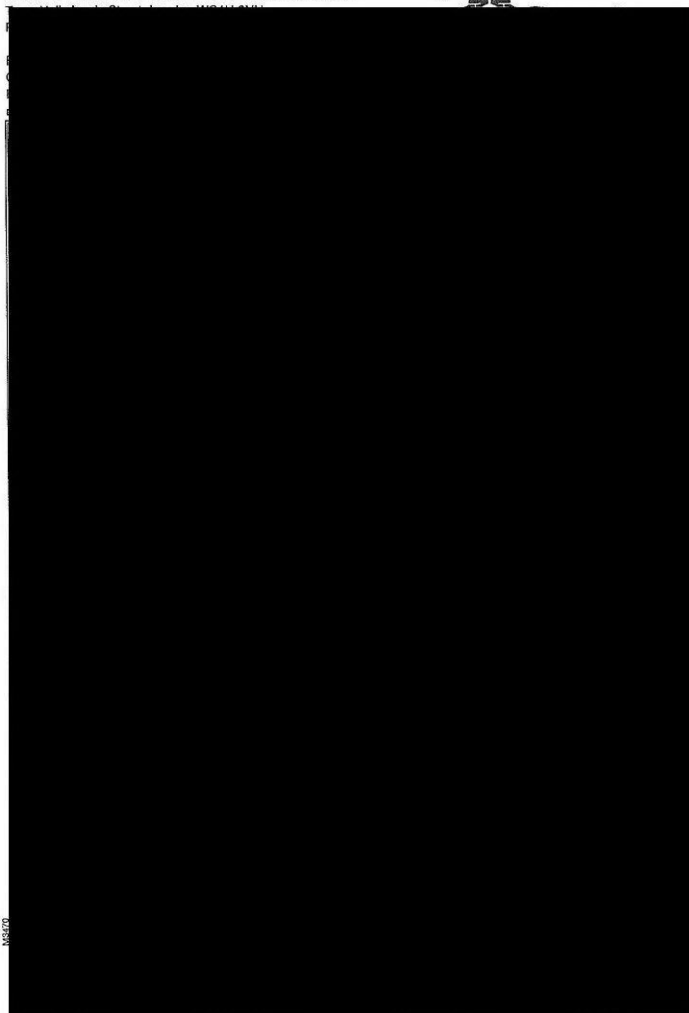
COUNCIL TAX AND BUSINESS RATES DIVISION

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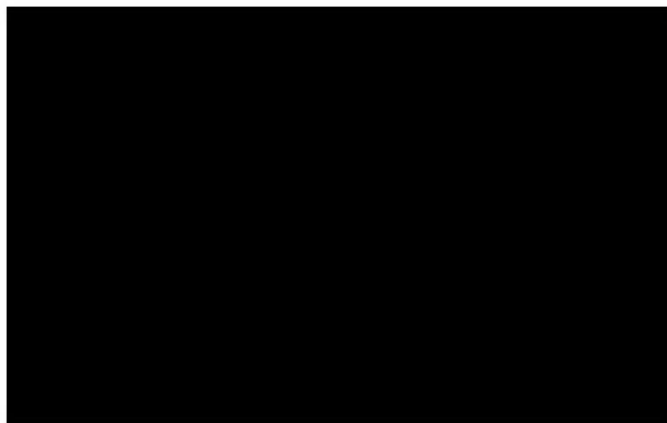
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Council Tax and Business Rates Division

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## Search the Council Tax valuation list

### Search results

The following properties within CAMDEN local authority match your search. Select a property from the list to view further details.

Show 20 results per page

Showing 41 - 60 of 119

Last updated on 11/11/2013

Address	Council Tax band	Improvement indicator	Local authority reference number
FLAT 1ST FLR 17, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5096070
FLAT 2ND FLR 17, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5096073
FLAT 3RD FLR 17, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5096074
MAIS BST & GND FLRS 19, BELSIZE CRESCENT, LONDON, NW3 5QY	G		5076144
FLAT 1ST FLR 19, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5116265
FLAT 2ND FLR 19, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5116266
FLAT 3RD FLR 19, BELSIZE CRESCENT, LONDON, NW3 5QY	D		5116267
FLAT BST 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		002880021000F2
FLAT BST 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		002880021000B4
FLAT BST 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		002880021000R1
* FLAT GARDEN FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		002880021000G7
FLAT 1 AT GND FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5116684
FLAT 1A AT BST FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5122705
FLAT 2A AT BST FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5122706
FLAT 1 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		0028800210001A
FLAT 3 AT 1ST FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5049548
FLAT 4 AT 1ST FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5049543
FLAT 2 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100024
FLAT 5 AT 2ND FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5049547
FLAT 6 AT 2ND FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5049546

#### Key to the table

**Council Tax band** - this determines how much Council Tax you pay.

**Council Tax band**



For Council Tax purposes, all properties have a Council Tax band (A-H in England, A-I in Wales). The band is based on the property's value on 1 April 1991 (for England) or 1 April 2003 (for Wales).

**Improvement indicator** - this shows that improvements have been made to the property that might result in the Council Tax band changing if a "relevant transaction" takes place, for example, if the property is sold.

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<http://www.voa.gov.uk/>

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The following properties within CAMDEN local authority match your search. Select a property from the list to view further details.

Show 20 \* results per page

Showing 61 - 80 of 119

Last updated on 11/11/2013

Address	Council Tax band	Improvement Indicator	Local authority reference number
FLAT 3 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100039
FLAT 7 AT 3RD FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		5049544
FLAT 8 AT 3RD FLR 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002110083
FLAT 4 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100043
FLAT 5 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100058
FLAT 6 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100062
FLAT 7 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100077
FLAT 8 AT 21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100081
21, BELSIZE CRESCENT, LONDON, NW3 5QY	Deleted		00288002100005
21, BELSIZE CRESCENT, LONDON, NW3 5QY	H		5049508
FLAT 1ST FLR 22, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5042800
FLAT GND FLR 23, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5116272
FLAT LGND FLR 23, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5077218
FLAT 1ST FLR 23, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5116269
FLAT 2ND FLR 23, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5116270
FLAT 3RD FLR 23, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5116271
FLAT HALL FLR 24, BELSIZE CRESCENT, LONDON, NW3 5QY	F		5127553
25A, BELSIZE CRESCENT, LONDON, NW3 5QY	F		5078380
FLAT HALL FLR 25, BELSIZE CRESCENT, LONDON, NW3 5QY	F		5116276
FLAT 1ST FLR 25, BELSIZE CRESCENT, LONDON, NW3 5QY	E		5116273

#### Key to the table

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**Improvement indicator** - this shows that improvements have been made to the property that might result in the Council Tax band changing if a "relevant transaction" takes place, for example, if the property is sold.

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## Search the Council Tax valuation list

### Council Tax band details

21, BELSIZE CRESCENT, LONDON, NW3 5QY

Last update on 11/11/2013

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property code	Court code
5049508	H		14/08/2003	No	

Do you think this Council Tax band is wrong?

#### Key to the table

**Council Tax band** - this determines how much Council Tax you pay.

#### Council Tax band

For Council Tax purposes, all properties have a Council Tax band (A-H in England, A-I in Wales). The band is based on the property's value on 1 April 1991 (for England) or 1 April 2003 (for Wales).

**Improvement indicator** - this shows that improvements have been made to the property that might result in the Council Tax band changing if a "relevant transaction" takes place, for example, if the property is sold.

**Mixed use property** - a property can have a domestic or mixed use - "yes" identifies a mixed use property.

**Court code** - a court code shows the Council Tax band has been reviewed by a Valuation Tribunal or the High Court.

#### Court code

A property will have a court code if the Council Tax band has been changed (determination) or confirmed (confirmation) by a Valuation Tribunal or High Court. The codes are:

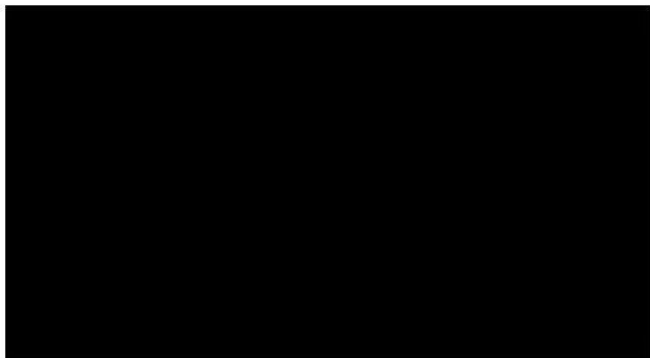
- V - Valuation Tribunal determination
- C - Valuation Tribunal confirmation
- D - High Court determination
- H - High Court confirmation
- R - Valuation Tribunal re-determination following High Court referral
- E - High Court consent order

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Tel: 0208 989 4758.  
Fax: 0208 989 5439.  
Email: [shlive@btinternet.com](mailto:shlive@btinternet.com).  
Registration No: 773556 (England). Estd: 1963.  
VAT Regn No: 248 0690 51.

Directors: AW Hunt (Chairman).  
DM Hunt.  
N Ransom.  
S. Hunt.



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# ALDERSBROOK LIMITED.

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Member of the Federation of Master Builders. No: 10935.

Registered Office: Woodbine Works,  
Woodbine Place,  
Wanstead,  
London,  
E11 2RH.

Our Ref: NR/SH.

Date: 16/11/09.



**Re: 21 Belsize Crescent – Basement Works.**

Further to your telephoned request, we write to confirm that the works have now commenced in search of the water ingress point.

As discussed, it is our intention to remove a small section of the floor structure (which we can confirm as concrete and screed) adjacent to the main house Basement kitchen; as we suspect that the water is leaking from this point.

We will keep you updated with progress of works and advise accordingly of costs when known.

Assuring you of our best attention at all times.

Yours faithfully,



Tel: 0208 989 4758.  
Fax: 0208 989 5439.  
Email: [shlive@btinternet.com](mailto:shlive@btinternet.com).  
Registration No: 773556 (England). Estd: 1963.  
VAT Regn No: 248 0690 51.

Directors: AW Hunt (Chairman).  
DM Hunt.  
N Ransom.  
S. Hunt.



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Member of the Federation of Master Builders, No: 10935.

Registered Office: Woodbine Works,  
Woodbine Place,  
Wanstead,  
London,  
E11 2RH.

Our Ref: NR/SH.

Date: 17/11/09.

To:

De:

**Re: 21 Belsize Crescent – Basement Works.**

We write to confirm that on removal of the concrete floor abutting the main house we have successfully traced the source of the leak. The original copper pipework supplying the WC and Kitchen areas to the extension and Basement Kitchen was found to be running through and below the original concrete slab in the extension.

This copper pipework had basically corroded in one particular area and was found to be the source of the leak. Our plumber has capped off this pipework (which is now redundant) and rectified the problem. Fortunately, the drain run from the rear to the front of the property was found to be in sound condition.

As discussed, the existing concrete floor below the screed is in a poor condition and lacks a damp proof membrane. We would recommend that the floor be upgraded to conform to current regulations and include our budget estimate for the reinstatement of a new floor with DPC and 60mm Celotex GA 3060 insulation which will give the required "U" value and a 50mm-60mm screed finish.

We await your instructions and look forward to hearing from you in due course.

Assuring you of our best attention at all times.

Yours faithfully,

We reserve the right to charge interest for late payment in accordance with "Late Payment of Commercial Debts Regulations 2002".

Tel: 0208 989 4758.  
Fax: 0208 989 5439.  
Email: [shlive@btinternet.com](mailto:shlive@btinternet.com).  
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N Ransom.  
S. Hunt.



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Member of the Federation of Master Builders. No: 10935.

Registered Office: Woodbine Works,  
Woodbine Place,  
Wanstead,  
London,  
E11 2RH.

Our Ref: NR/SH.

Date: 18/11/09.

To:

Dear

**Re: 21 Belsize Crescent – Basement Works.**

Further to our letter dated 17/11/09, we write to confirm your instructions to proceed with the Basement flooring works.

Whilst writing we take this opportunity to confirm the following:

- We have assumed that the replacement Kitchen units be "like for like" and are sourcing these from IKEA Ltd.
- The original WC cubicle and associated plumbing is to be removed (as agreed) and the original lightweight manhole cover be replaced with new double sealed cover to comply with current regulations.
- Following your request to inspect the lintels above the existing doorway from Basement into Lobby we can confirm that 2no. steels are bedded correctly onto 150mm of brickwork.
- Unfortunately there will be considerable vibration and noise whilst the remainder of the floor is removed. It will be necessary to pre-cut the concrete the concrete from front to back (close to the wall abutments) using disc cutting machines to stop the transfer of vibrations to the adjoining properties. As requested, we will endeavour to keep all "noisy" works to a minimum, within social hours and hopefully to coincide with the road works currently being carried out in Belsize Crescent.
- Due to the current parking restrictions in Belsize Crescent we are advised that it will not be possible to obtain a skip licence. We therefore propose to transfer all rubble and waste via the rear entrance to skips which will be delivered, filled up and removed at same time.

NW



Page 2 (cont'd).

- As discussed, we strongly recommend that you take photographs throughout the course of the flooring works. We would also recommend that you photograph the numerous stress fractures already in existence to the flank walls of both properties.

Should you have any queries during the course of the works, please do not hesitate to contact me.

Assuring you of our best attention at all times.

Yours sincerely,



We reserve the right to charge interest for late payment in accordance with "Late Payment of Commercial Debts Regulations 2002".