

I, John Thayer Sidel of 35 Estelle Road, London NW3 2JX, do solemnly and sincerely declare the following:

My wife and daughter and I moved into 35 Estelle Road, London NW3 2JX in late January 2009 immediately after purchasing the house. The house was then configured as three flats but in desperate need of renovation and repair. We initiated building works in the summer of 2009, with my wife and daughter spending many weeks in Sweden while I remained on site throughout the works. By September 2009, the building works were essentially completed, the plumbing, central heating, and electricity were all unified throughout the house, and the partitions between the flats had been completely removed. At that point, we began to settle into the house and to use it as a single dwelling.

In November 2009, we submitted a planning application to convert the previously existing three flats of the house to two flats, with the front two rooms on the ground floor ("Music Room/Study" and "Reception/TV Room" on the attached floor plan) combined with a portion of the kitchen and a new entryway along the side of the flat serving as the basis for a small flat with a separate entrance from the remainder of the house. Someone from Camden Council came to the house to inspect the property at that time.

By mid-December, however, friends had loaned us their piano and my mother-in-law, father-in-law, and brother-in-law were due here for the Christmas holidays. Therefore, from mid-December 2009, we had started using one of the two front rooms as a reception room, and the other (with the piano) as a music room and a study. We had a very festive Christmas with the family, using the kitchen and the reception room as can be seen in photographs from the occasion.

Although the planning application to create a studio flat was approved, circumstances did not allow us to proceed with the building works needed to turn these plans into a reality. My father-in-law fell ill with cancer and eventually passed away in late 2013, my wife shifted from full employment to a return to studies/training, and neither our personal nor our financial circumstances enabled us to follow through on the planned building works.

Thus since September 2009 we have lived in the house as a unified dwelling, and since mid-December 2009 we have used the two front rooms on the ground floor as part of this unified house. We have used the entire house as a single dwelling for our family with a guest room and bathroom on the top floor, our daughter having a bedroom and a playroom on the second floor, the first floor reserved for the master bedroom, the family bathroom, and my study, and the ground floor having the kitchen, a guest loo, and the reception/TV room and the music room also used by wife as her study.

At no point over the past five years have there been any locked doors or other barriers to entry to any rooms in the property. We do not even have locks on any of the doors. There has never been a separate unit, flat, or apartment within the house. There has been a single supply of water, gas, and electricity for the house throughout this period, as well as a single television and a single phone line with broadband. The house now has been used as a unified family home for nearly five years, without interruption and without any change to the use of rooms or the use of the house as a whole.

I should also perhaps note that over the past several years, various representatives of Camden Council have occasionally enquired as to the status of the planning application submitted in November 2009 and approved in January 2010. The episodic enquiries included unannounced appearances on our front door and on one such occasion I received a telephone call from a man with a hint of a West Indian accent, who claimed to be from Camden Council and whose last name – Campbell – I recall because of our famous neighbour here on Estelle Road, Alastair Campbell. On all of these occasions, I responded honestly and forthrightly to the effect that we had not yet undertaken the building works or otherwise followed up on the planning application approved in January 2010.

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

**Declared by John Thayer Sidel**

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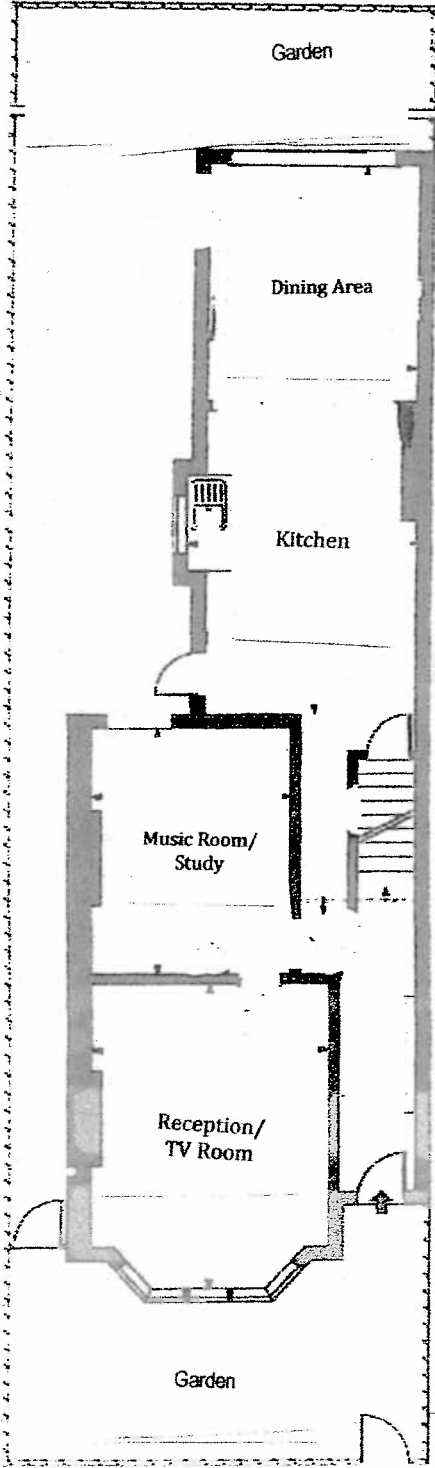
At 38 HEATH STREET LONDON NW3 6TE

This 3<sup>RD</sup> day of SEPTEMBER 2014

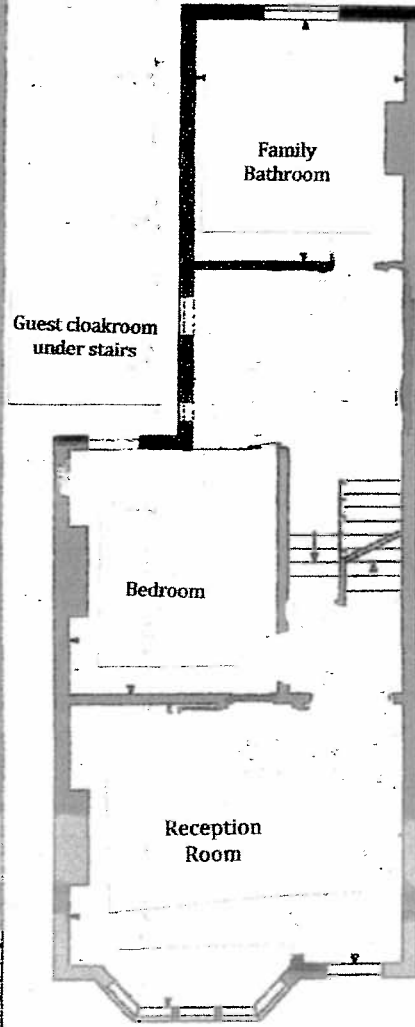
Before me.....  
SOLICITOR/COMMISSIONER FOR OATHS

BRANDON STOREY  
Solicitor

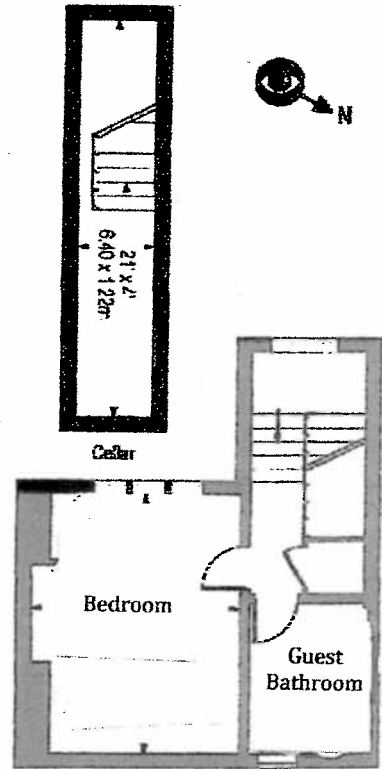
35 Estelle Road, NW3 2JX



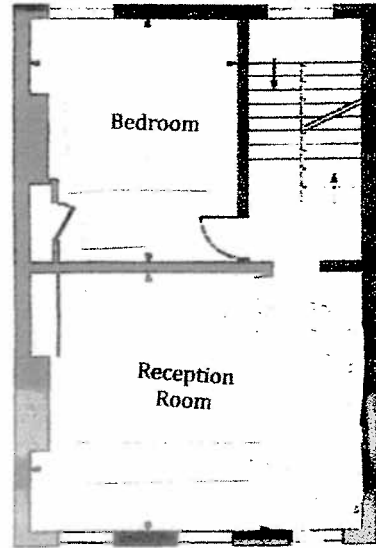
Ground Floor



First Floor



Third Floor



Second Floor

