


**STATUTORY DECLARATION OF PAUL CARY BENVENISTE  
RE: 57 BELSIZE PARK, LONDON NW3 4EH**

**I PAUL CARY BENVENISTE** of 22 Garrick Avenue, London NW11 9AS **HEREBY SOLEMNLY AND SINCERELY DECLARE** as follows:-

1. I am a chartered surveyor instructed by Welby Limited to inspect the property at 57 Belsize Park, London NW3 4EH and prepare my reports following my inspections.
2. Welby Limited is the freehold owner and registered Proprietor of the property known as 57 Belsize Park, London NW3 4EH of which 23 self-contained flats ("the premises") forms part.
3. In March 2006 Welby Limited instructed me to inspect the entire property and to submit my report concerning the 23 fully self-contained units within this freehold property. I inspected the property on 31 March 2006 and submitted my report of 3 April 2006. This was repeated in 2008, 2010 and 2012 as per my reports of 12 March 2008, 5 November 2010 and 11 July 2012. True copies of the said reports are attached hereto.
4. I confirm my inspections and reports reveal a continuity concerning the layout and the occupation of the Premises.
5. I have read the Statutory Declaration of Mr Iraj Elghanian a copy of which is annexed hereto and agree and confirm all its contents and specifically from my own knowledge and inspection of the premises that with effect from at least 1<sup>st</sup> March 2006 until the current day the Premises have been used as 23 self-contained flats and the layout was as per the attached layout plans provided by David Silverman.

**AND I MAKE** this solemn Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act 1835

**DECLARED** at *22 Garrick Ave, London* ) 

This *16<sup>th</sup>* day of *November 2015* 

.....)

Before me

 (*NIGEL HAWAN*)  
.....

Solicitor/Notary Public

**STATUTORY DECLARATION OF IRAJ ELGHANIAN**  
**RE: 57 BELSIZE PARK, LONDON NW3 4EH**

**I IRAJ ELGHANIAN** of 37 Belsize Avenue, London NW3 4BN hereby solemnly and sincerely declares as follows:-

1. I am the Chairman and Managing Director of Welby Limited of 37 Belsize Avenue, London NW3 4BN (Co.reg no. 01466536).
2. My company acquired the freehold interest in the property on 7 March 1988 and is still the registered legal owner of that interest. The title to the property is registered with title absolute at the Land Registry under title no NGL395965.
3. I am making this Declaration in support of an application for a Lawful Development Certificate for an existing use operation in respect of the Flats shown on the Schedule below, of 57 Belsize Park, London NW3 4EH.
4. Since the year 2000, I resolved to convert the building into 23 self-contained flats which are now designated as per the schedule below. These works were carried out by Neil Goodman, our main contractor, during the year 2000 to mid-2005 and the layout of each flat was discussed between Mr Goodman and I. Mr Goodman has continued to be responsible for the maintenance of the block until now.
5. In March 2006 I asked Mr Paul Benveniste, our chartered surveyor to inspect the entire property and to submit his report about 23 fully self-contained units within this freehold property. He inspected the property on 31 March 2006 and submitted his report of 3 April 2006. This was repeated in 2008, 2010 and 2012 as per his reports of 12 March 2008, 5 November 2010 and 11 July 2012. True copies of the said reports are attached hereto.
6. I confirm that throughout the period from October 2005 until the current date the flats have been used and occupied as 23 self-contained Flats, as per the Schedule below, in accordance with the layout plans provided by David Silverman copies whereof are annexed hereto and upon which the floor areas are clearly identified.

I . E .

7. The Schedule


Top Floor	Flats 41 and 42
Second Floor	Flats 31, 32,33,34,35 and 36
First Floor	Flats 21, 22,23,24,25 and 26
Entrance Floor	Flats 11, 12, 13, 14 and 15
Basement	Flats 1, 2, 3 and 4

All shown on the attached layout plans by David Silverman, dated March 2006.

AND I MAKE this solemn Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act 1835

DECLARED at 101 Wigmore Street )  
London W1V 1FA )  
This 11<sup>th</sup> day of November 2015 )  
M. D. FRANKEL )  
.....)



Before me  
  
.....  
Solicitor/Notary Public  
DWFM Beckman.



**RICS**

22 Garrick Avenue  
London  
NW11 9AS

**P C Benveniste FRICS**  
**Chartered Surveyor**

Telephone/Fax: 020 8731 9706  
Mobile Phone No: 07973 389992

---

3 April 2006

PCB/eh/950

Mr I Elghanian  
Welby Limited  
37 Belsize Avenue  
London NW3 4BN

Dear Iraj,

**57 BELSIZE PARK, LONDON NW3**

I thank you for your instructions for me to inspect these premises to confirm the current accommodation provided. My last visit was on the 31<sup>st</sup> March 2006. I have been involved with these premises now for some twenty years providing various professional services to be summarised as follows;

- a. Handling applications for the determination of fair rents with regard to the regulated tenancies.
- b. Advising compliance with various notices served under the Housing Act to put the premises in good repair and provide better facilities generally and specifically with means of escape in case of fire.
- c. General advice concerning the conversion of the roof void to provide habitable accommodation.

I did not inspect Flat 3 which is sold on a long lease. I can confirm that the accommodation that I noted is in accordance with the drawings prepared by Mr David Silverman under reference 06/127 comprising 23 units. I enclose signed reduced (A4) size plans. See attached schedule. It is to be noted that each unit of accommodation is now fully self-contained that is it has its own kitchenette and shower/wc internally behind closed doors. All the units have a built-in wardrobe and in addition a worktop adjacent to the kitchen sink. Plus all the units were noted to be fully furnished with bed linen and appeared occupied.

Yours faithfully

  
P C Benveniste FRICS

PCB/eh/950

**57 BELSIZE PARK, LONDON NW3**

**Schedule of Accommodation as noted by P C Benveniste FRICS  
during his inspection on the 31<sup>st</sup> March 2006**

**BASEMENT**

There is a side entrance to a centrally located passageway off which are entrances to Flats 1 and 2 which overlook the rear garden and Flat 3 faces the front street elevation. Flat 4 has its own separate entrance beneath the stairs leading to the raised ground floor.

**RAISED GROUND FLOOR**

The main entrance hallway also houses a communal laundry room.

To the rear of the laundry room is Flat 11 together with Flats 12 and 13 overlook the rear garden.

Each of these three flats has a raised gallery in which is located the kitchenette.

The gallery also houses the shower and wc for flats 12 and 13 whereas number 11 is on the lower level.

To the front of the house are flats 14 and 15 which also have raised galleries which house the kitchenette and shower and toilet accommodation.

**FIRST FLOOR**

Via a centrally located staircase and hallway, Flats 21, 22 and 23 face the rear of the building. Flats 24, 25 and 26 face the front. Each has own kitchen, shower/bath and wc internally behind closed doors.

**SECOND FLOOR**

Off the centrally located staircase and hallway, Flats 31, 32 and 33 overlook the rear garden and flats 34, 35 and 36 face the street. Each has own kitchen, shower/wc internally behind closed doors.

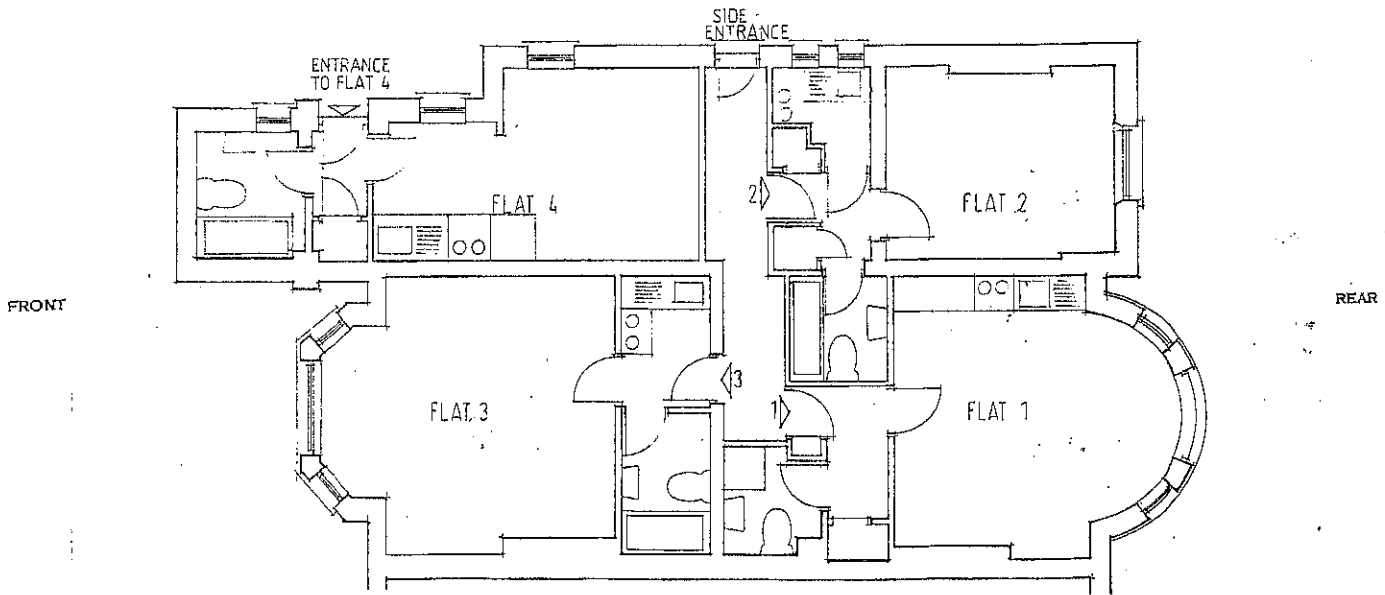
**THIRD FLOOR (attic)**

There are two flats at this level with Flat 41 facing the rear and Flat 41 facing the front.

Both has own kitchen, shower/wc internally behind closed doors.



DO NOT SCALE THIS DRAWING



BASEMENT PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/1

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

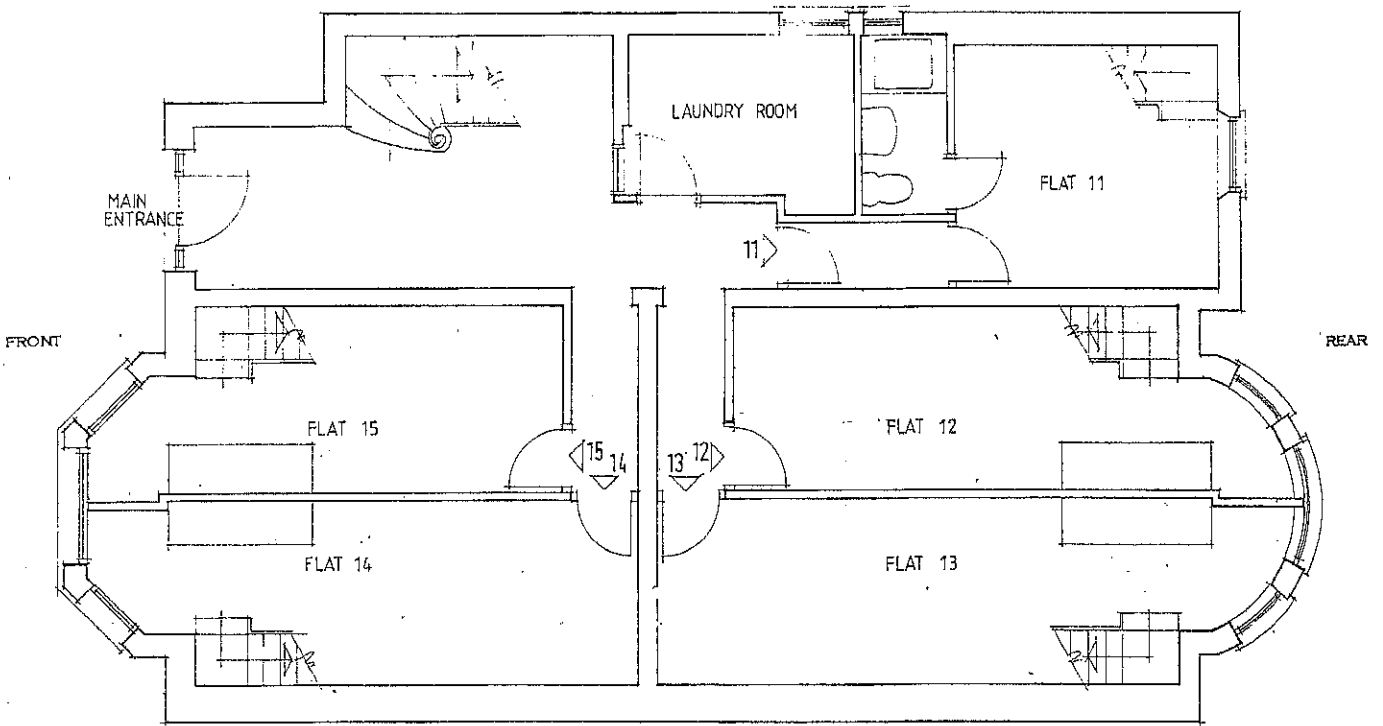
MARCH 2006

 3/3/06



david silverman architectural consultant  
70 woodlands drive, watford, herts wd17 3bz  
tel/fax 01923 232 168 mobile: 07941 306 146  
email ds@david-silverman.co.uk www.david-silverman.co.uk

3/1/06 11:00 AM



UPPER GROUND FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE: 1:100 DRAWING NO. 06/127/2

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

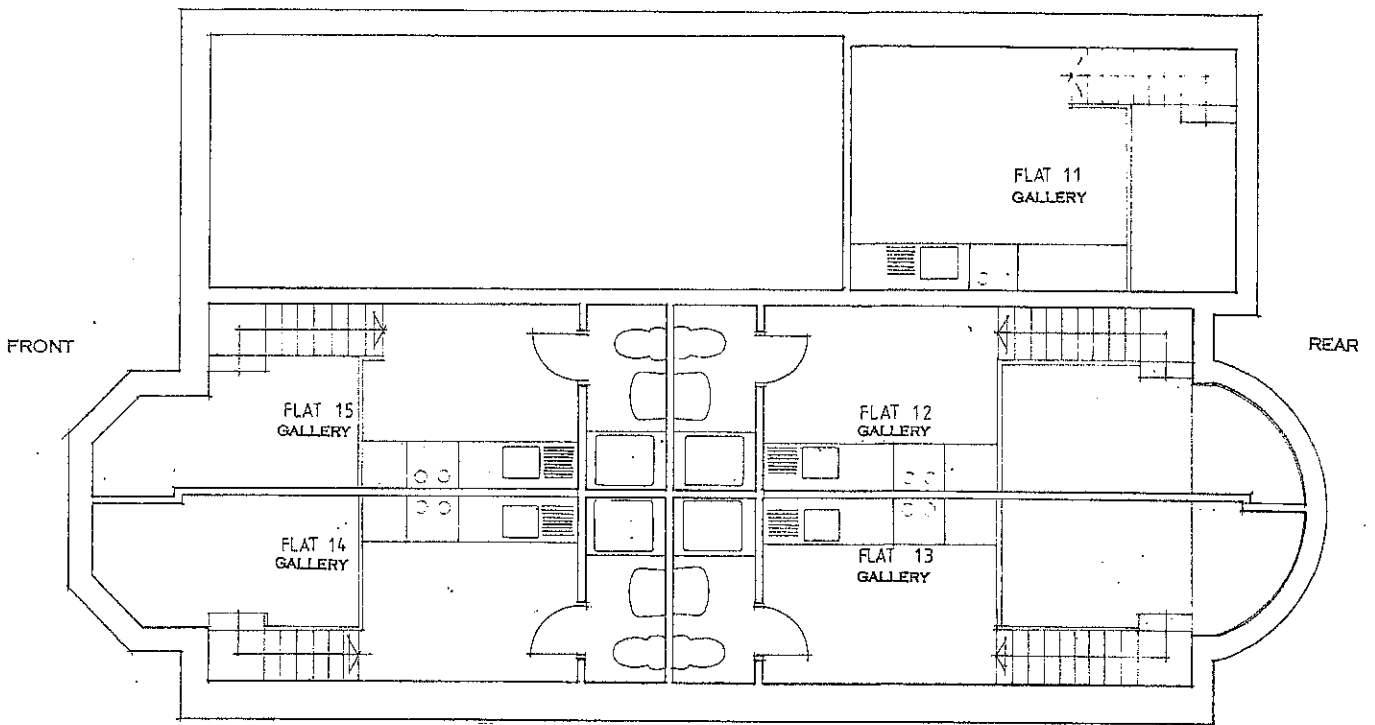
MARCH 2006



31/3/06



david silverman architectural consultant  
70 woodlands drive, watford, herts wd17 3bz  
tel/fax: 01923 232 168 mobile: 07941 306 146  
email: ds@david-silverman.co.uk www.david-silverman.co.uk



MEZZANINE PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/3

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

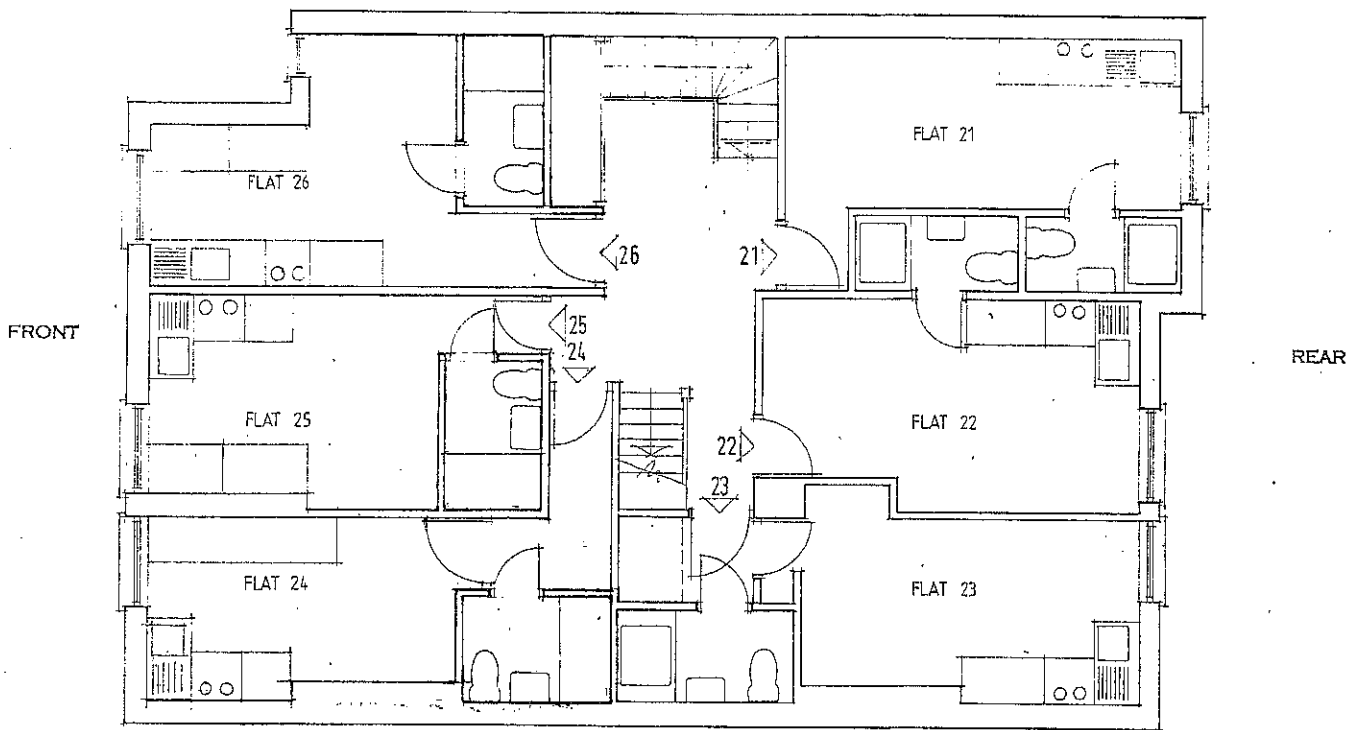


*30/03/06*



David Silverman architectural consultant  
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email: ds@david-silverman.co.uk www.david-silverman.co.uk





FIRST FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO 06/127/4

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006



31/03/06

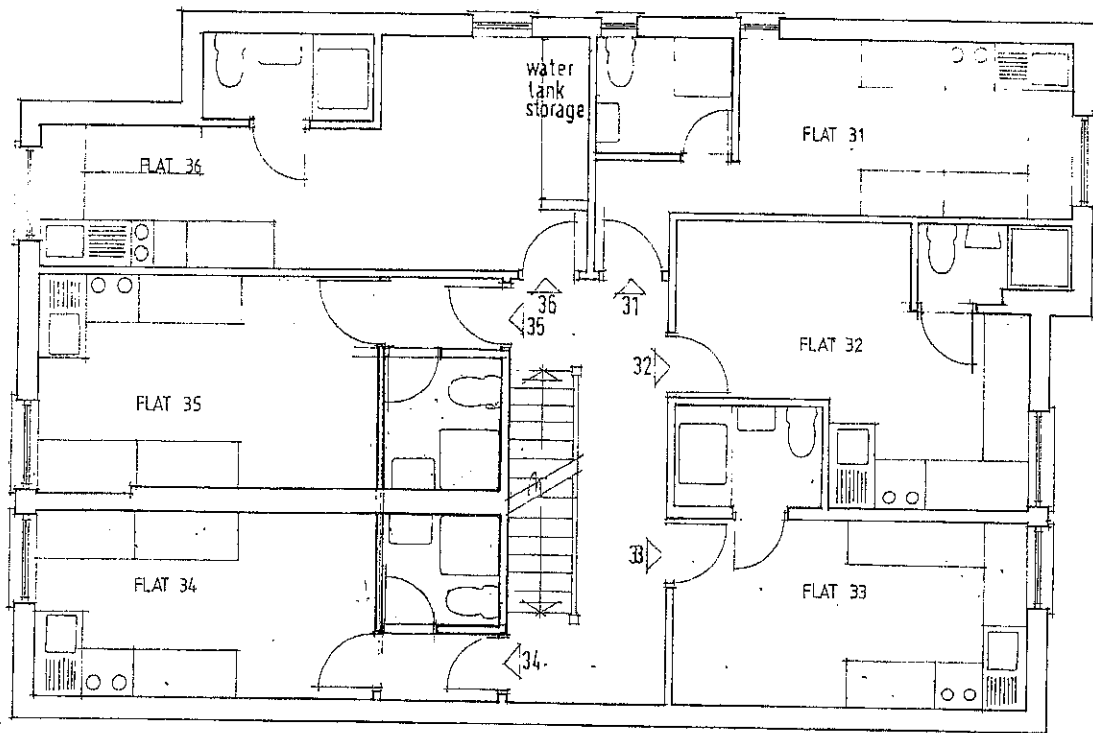


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FRONT

REAR



SECOND FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO 06/127/5

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2005



31/03/06



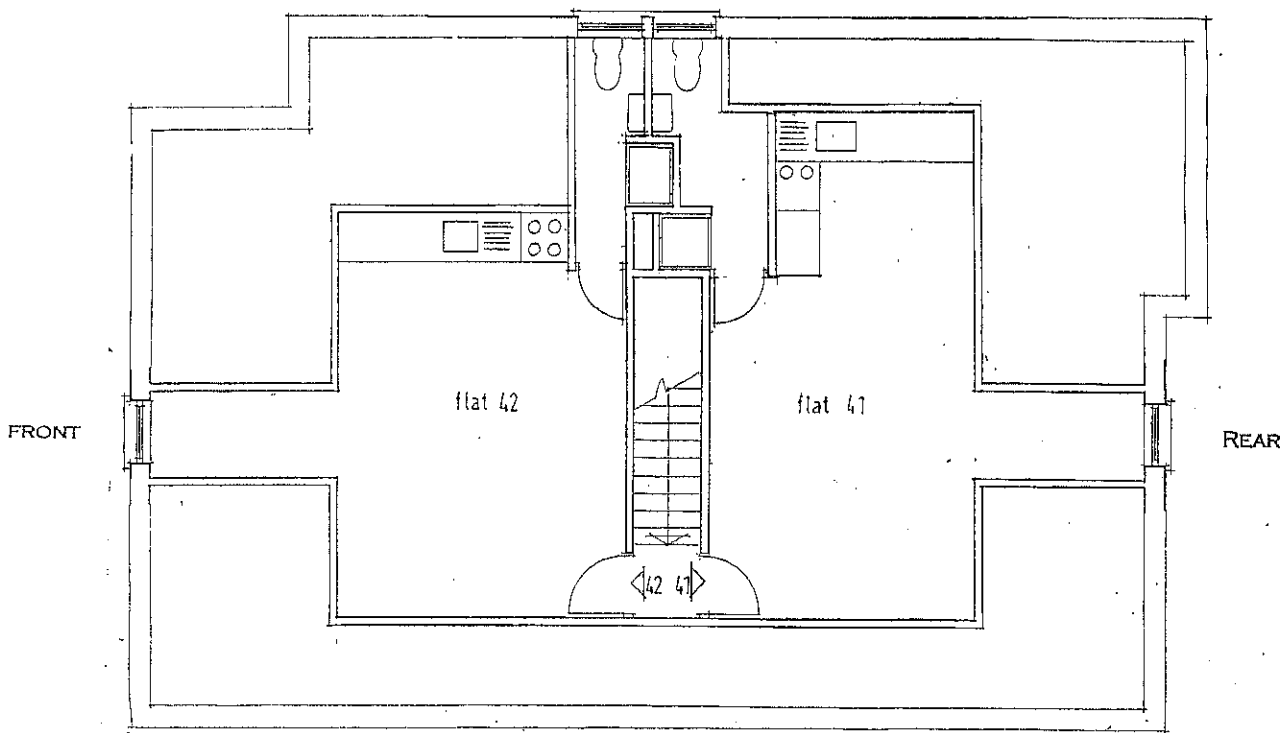
david silverman architectural consultant

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tel/fax: 01923 232 168 mobile: 07941 306 146

email: ds@david-silverman.co.uk www.david-silverman.co.uk

PROJ: 06/127/6 DATE: 03/07

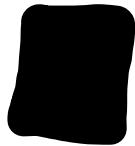


THIRD FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE: 1:100 DRAWING NO. 06/127/6

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN  
MARCH 2006



31/0/06



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**P C Benveniste FRICS**  
Chartered Surveyor

22 Garrick Avenue  
London  
NW11 9AS

Mobile Phone No: 07973 389992

---

PCB/eh/950

Mr I Elghanian  
Welby Limited  
37 Belsize Avenue  
London NW3 4BN

12 March 2008

Dear Iraj

**57 BELSIZE PARK, LONDON NW3 4EH**

Thank you for your instructions for me to inspect the above premises to confirm the current accommodation provided.

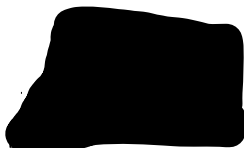
I am pleased to confirm that I was able to inspect on the 31<sup>st</sup> January 2008.

I gained access into all the units except Flat 11 and the sold Flat No. 3.

I can confirm where inspected the accommodation has not changed and is in accordance with my letter to you of the 3<sup>rd</sup> April 2006 following my inspection of the 31<sup>st</sup> March 2006 with its schedule and plans.

A copy of the earlier inspection and drawings is enclosed.

Yours sincerely



P C Benveniste FRICS

Encl:



RICS

22 Garrick Avenue  
London  
NW11 9AS

**P C Benveniste FRICS**  
**Chartered Surveyor**

Telephone/Fax: 020 8731 9706  
Mobile Phone No: 07973 389992

3 April 2006

PCB/eh/950

Mr I Elghanian  
Welby Limited  
37 Belsize Avenue  
London NW3 4BN

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- a. Handling applications for the determination of fair rents with regard to the regulated tenancies.
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Yours faithfully

P C Benveniste FRICS

*Copy  
14/3/08*



*Confirmed following inspection  
3/4/08*



**57 BELSIZE PARK, LONDON NW3**

**Schedule of Accommodation as noted by P C Benveniste FRICS  
during his inspection on the 31<sup>st</sup> March 2006**

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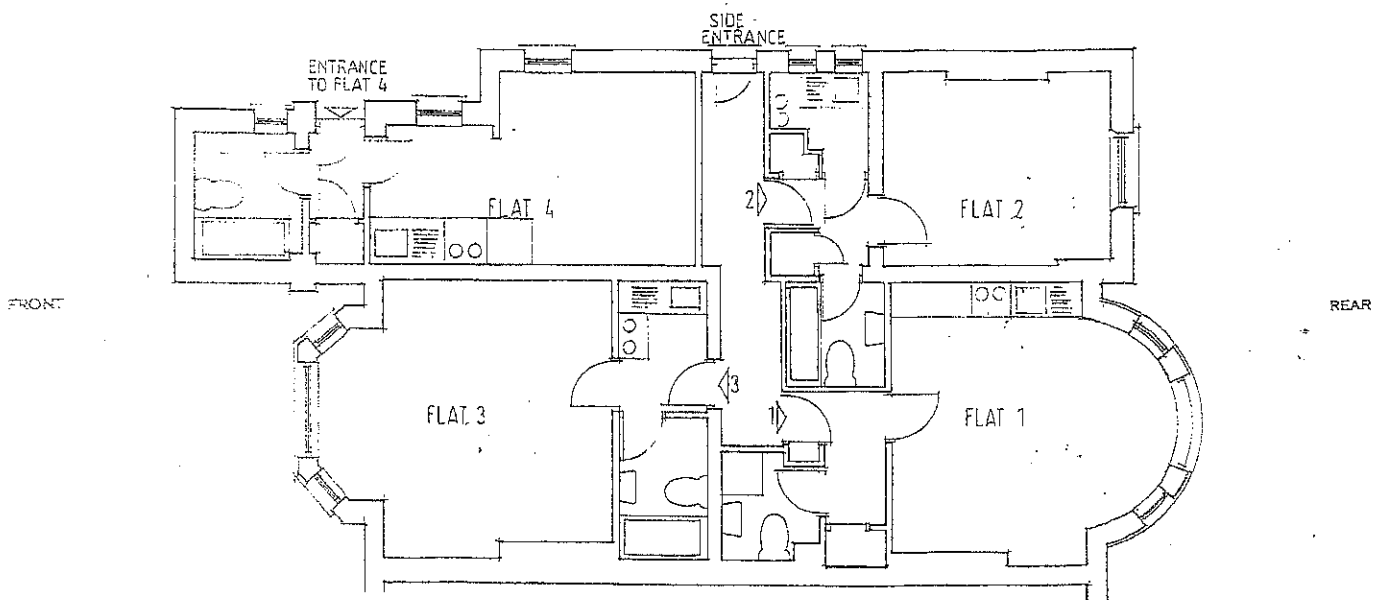
**THIRD FLOOR (attic)**

There are two flats at this level with Flat 41 facing the rear and Flat 41 facing the front.

Both has own kitchen, shower/wc internally behind closed doors.

*Confirmed following inspection  
31/3/06*





BASEMENT PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/1

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006



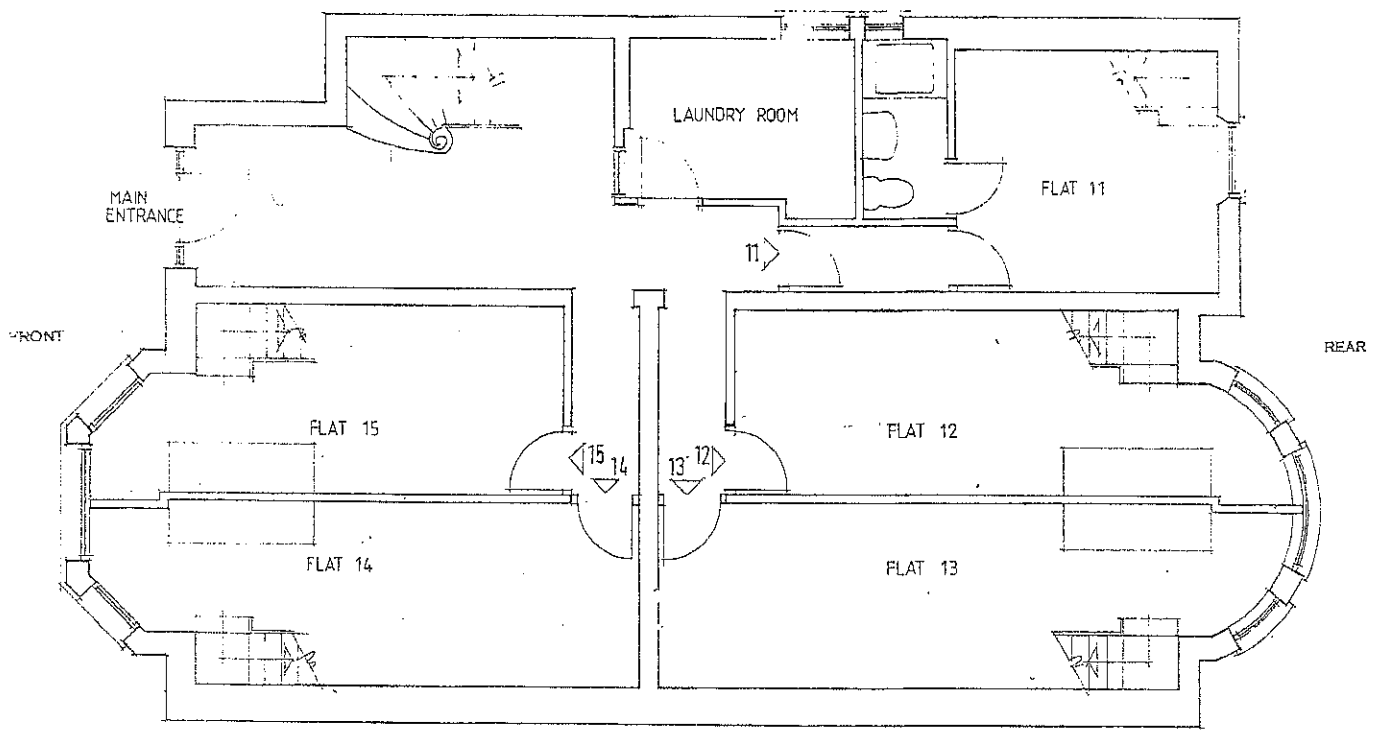
david silverman architectural consultant

70 woodlands drive, watford, herts wd17 3bz  
tel/fax 01923 232 168 mobile: 07941 305 146  
email ds@david-silverman.co.uk www.david-silverman.co.uk

*Caroline Fullbrook*  
*inspected*  
*3/11/08*



1:100 ARCHITECTURAL DRAWING



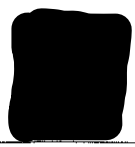
UPPER GROUND FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE: 1:100 DRAWING NO. 06/127/2

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

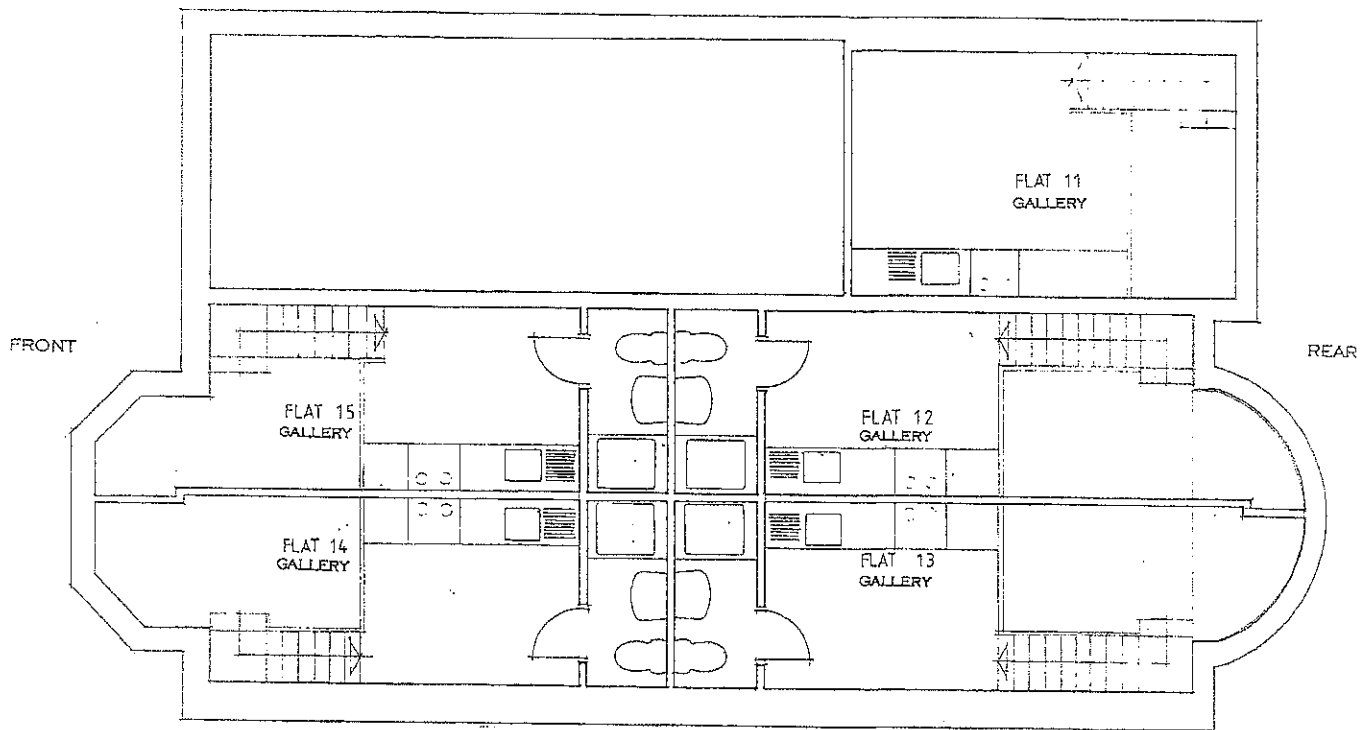


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*Confirm following  
inspection  
31/4/07*







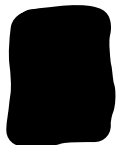
MEZZANINE PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/3

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

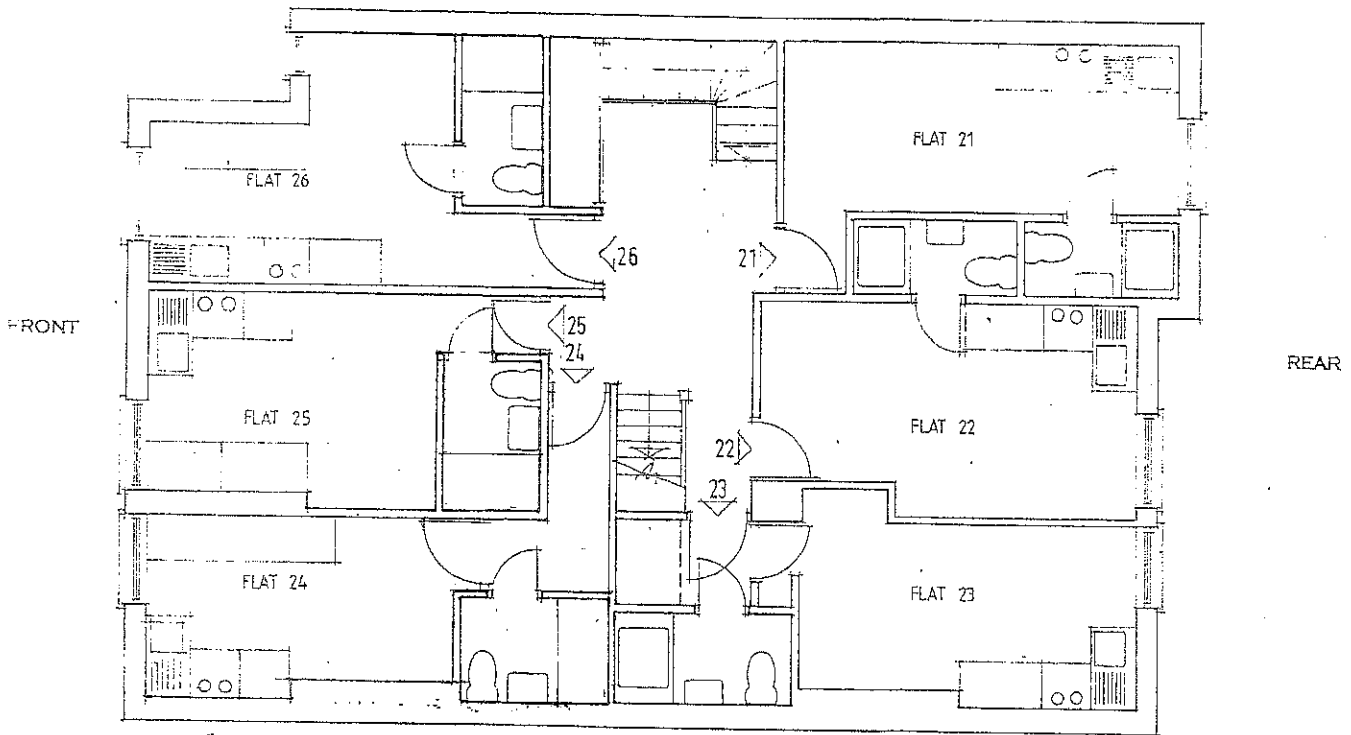


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email: ds@david-silverman.co.uk www.david-silverman.co.uk

*Confirmed following  
inspection 31/1/08*





FIRST FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO 06/127/4

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

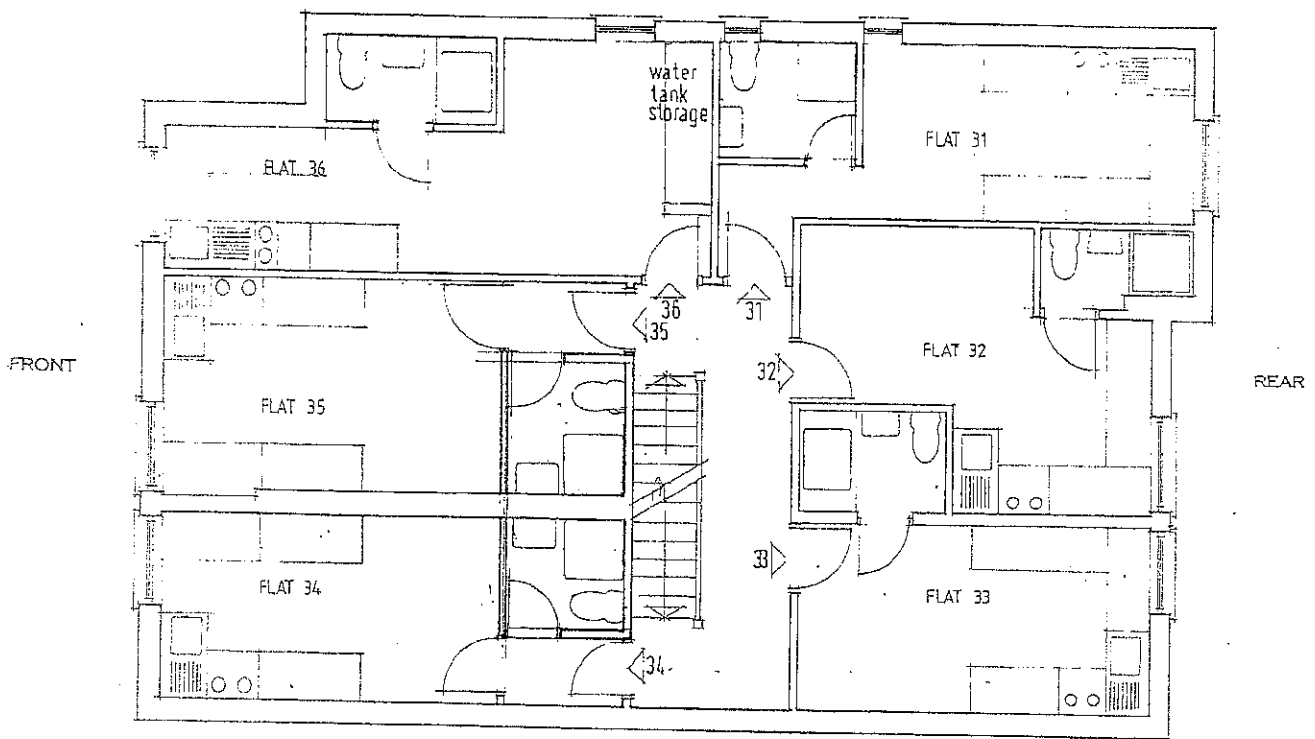
MARCH 2005



david silverman architectural consultant

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email ds@david-silverman.co.uk www.david-silverman.co.uk

*Confirmed full inspection 31/1/08*



SECOND FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO 06/127/5

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

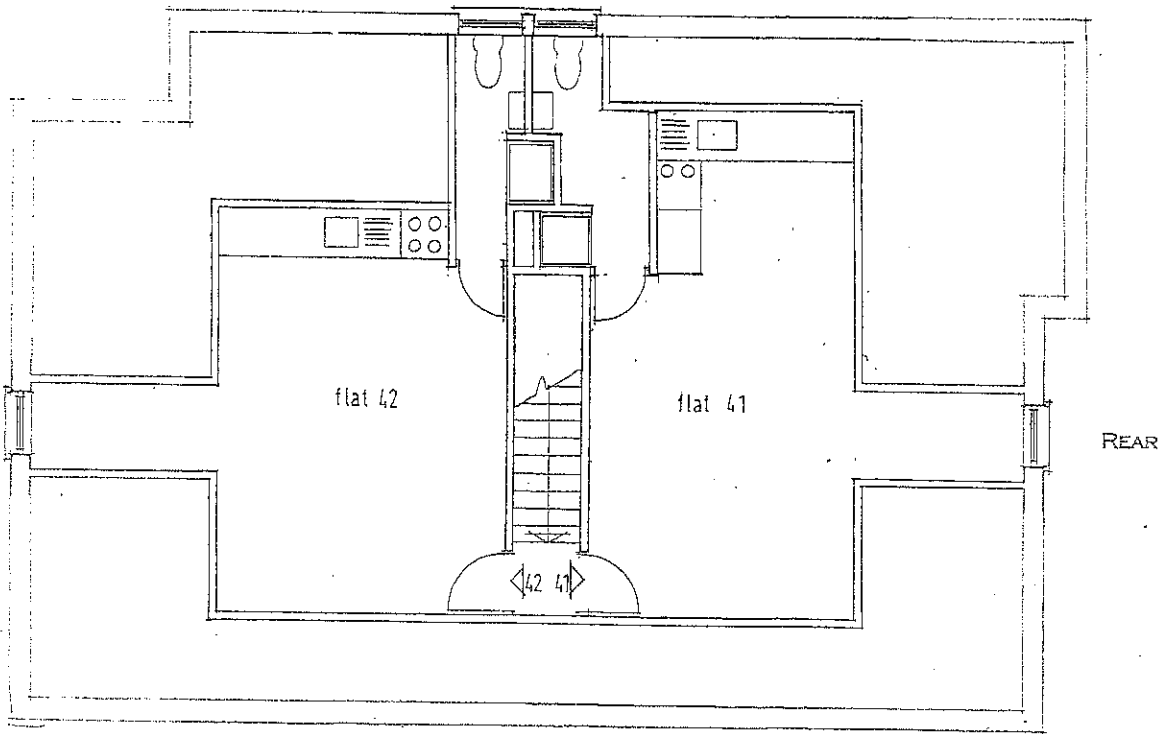
MARCH 2006



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*Confirmed following  
inspection 31/1/08*



THIRD FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE: 1:100 DRAWING NO. 06/127/6

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006



david silverman architectural consultant

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tel/fax: 01923 232 168 mobile: 07941 308 148  
email: ds@david-silverman.co.uk www.david-silverman.co.uk

*Confirmed following  
inspector 31/1/08*





**RICS**

**P C Benveniste FRICS**  
**Chartered Surveyor**

22 Garrick Avenue  
London  
NW11 9AS

Telephone/Fax: 020 8731 9706  
Mobile Phone No: 07973 389992

---

Mr I. Elghanian  
Welby Ltd  
37 Belsize Avenue  
London NW3 4BN

PCB/be/950

9 April 2008

Dear Iraj

**Re: 57 Belsize Park, London NW3 4EH**

I am writing to you further to my letter and report of 12 March 2008. I can now confirm that I was able to gain access into Flat 11 at the above on 2 April 2008. I confirm that the layout of this flat is the same as reported to you on 3 April 2006 in that it is fully self-contained with its own shower and toilet with the main living area at ground level and the raised gallery containing the kitchenette. This is as set out in the plans prepared by David Silverman dated March 2006 under reference 06/127/2.

Yours sincerely



**P.C. Benveniste FRICS**



**RICS**

**P C Benveniste FRICS**  
**Chartered Surveyor**

22 Garrick Avenue  
London  
NW11 9AS

Telephone/Fax: 020 8731 9706  
Mobile Phone No: 07973 389992

---

Mr I. Elghanian  
Welby Ltd  
37 Belsize Avenue  
London NW3 4BN

PCB/be/950/1680

5 November 2010

Dear Iraj

**Re: 57 Belsize Park, London NW3 4EH**

Thank you for your instructions for me to reinspect the above premises to confirm the current accommodation provided.

I am pleased to confirm I was able to inspect these premises on 27 October 2010.

I was able to gain access into all the units, including Flat 3 which, since my last inspection on 31 January 2008, you have taken surrender of the previous long lease. I can confirm, with the exception of Flat 3, that the accommodation has not changed since my inspections of 31 March 2006 and 31 January 2008. With the exception of the new layout to Flat 3 and some other minor amendments, the Schedule of Accommodation has not changed since my inspection of 31 March 2006. A copy of that Schedule is enclosed for ease of reference.

I enclose with this report a set of the floor plans dated March 2006 showing the new layout of Flat 3 which I have countersigned as at 27/10/10. I have also taken the liberty of including all the fitted wardrobe and table tops, some of which were previously omitted. At the same time, I have indicated the position of fixed central heating radiators.

I therefore summarise that there is a total of 23 units in this building and that each unit of accommodation is fully self-contained in that each has its own kitchenette and shower/WC internally behind closed doors.

Yours sincerely



**P.C. Benveniste FRICS**

Enc



**P C Benveniste FRICS**  
Chartered Surveyor

22 Garrick Avenue  
London  
NW11 9AS

Mobile Phone No: 07973 389992

---

PCB/eh/950

Mr I Elghanian  
Welby Limited  
37 Belsize Avenue  
London NW3 4BN

12 March 2008

Dear Iraj

**57 BELSIZE PARK, LONDON NW3 4EH**

Thank you for your instructions for me to inspect the above premises to confirm the current accommodation provided.

I am pleased to confirm that I was able to inspect on the 31<sup>st</sup> January 2008.

I gained access into all the units except Flat 11 and the sold Flat No. 3.

I can confirm where inspected the accommodation has not changed and is in accordance with my letter to you of the 3<sup>rd</sup> April 2006 following my inspection of the 31<sup>st</sup> March 2006 with its schedule and plans.

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Yours sincerely

P C Benveniste FRICS

Encl:



**RICS**

22 Garrick Avenue  
London  
NW11 9AS

**P C Benveniste FRICS**  
**Chartered Surveyor**

Telephone/Fax: 020 8731 9706  
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3 April 2006

PCB/eh/950

Mr I Elghanian  
Welby Limited  
37 Belsize Avenue  
London NW3 4BN

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PCB/eh/950

**57 BELSIZE PARK, LONDON NW3**

**Schedule of Accommodation as noted by P C Benveniste FRICS  
during his inspection on the 31<sup>st</sup> March 2006**

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Via a centrally located staircase and hallway, Flats 21, 22 and 23 face the rear of the building. Flats 24, 25 and 26 face the front. Each has own kitchen, shower/bath and wc internally behind closed doors.


**SECOND FLOOR**

Off the centrally located staircase and hallway, Flats 31, 32 and 33 overlook the rear garden and flats 34, 35 and 36 face the street. Each has own kitchen, shower/wc internally behind closed doors.

**THIRD FLOOR (attic)**

There are two flats at this level with Flat 41 facing the rear and Flat 41 facing the front.

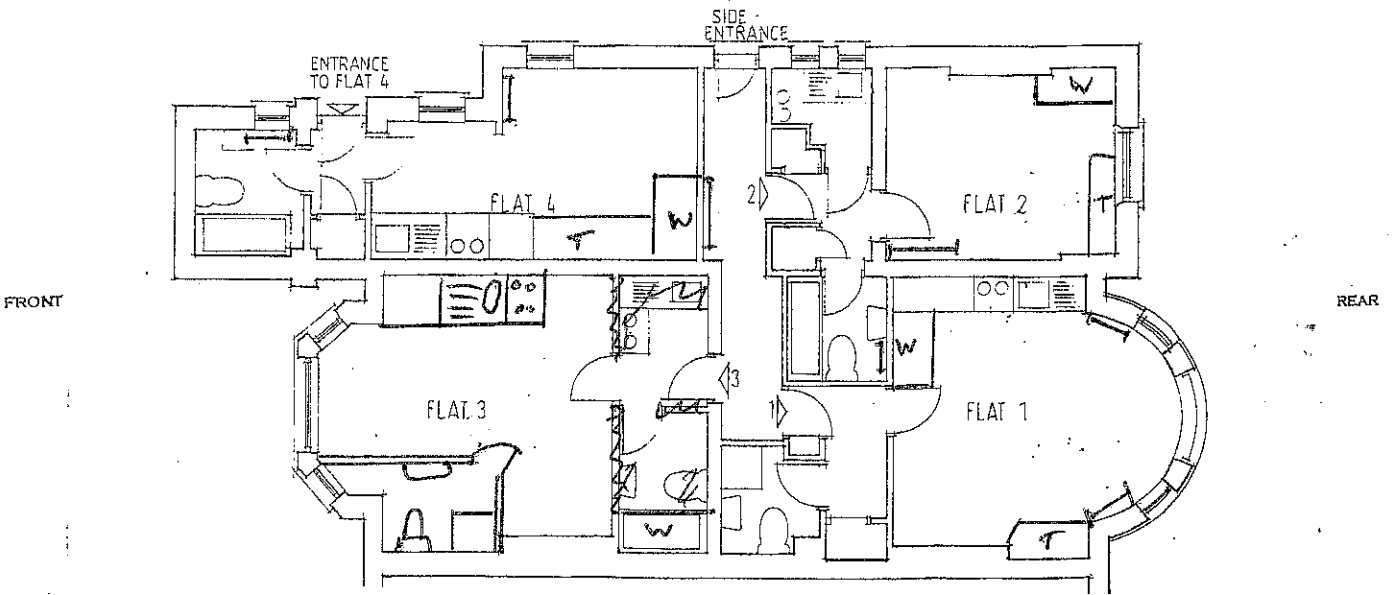
Both has own kitchen, shower/wc internally behind closed doors.

  
27/10/06



PCB/450/1680

DAVID SILVERMAN ARCHITECTURAL CONSULTANT



 27/10/10

BASEMENT PLAN


57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/1

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

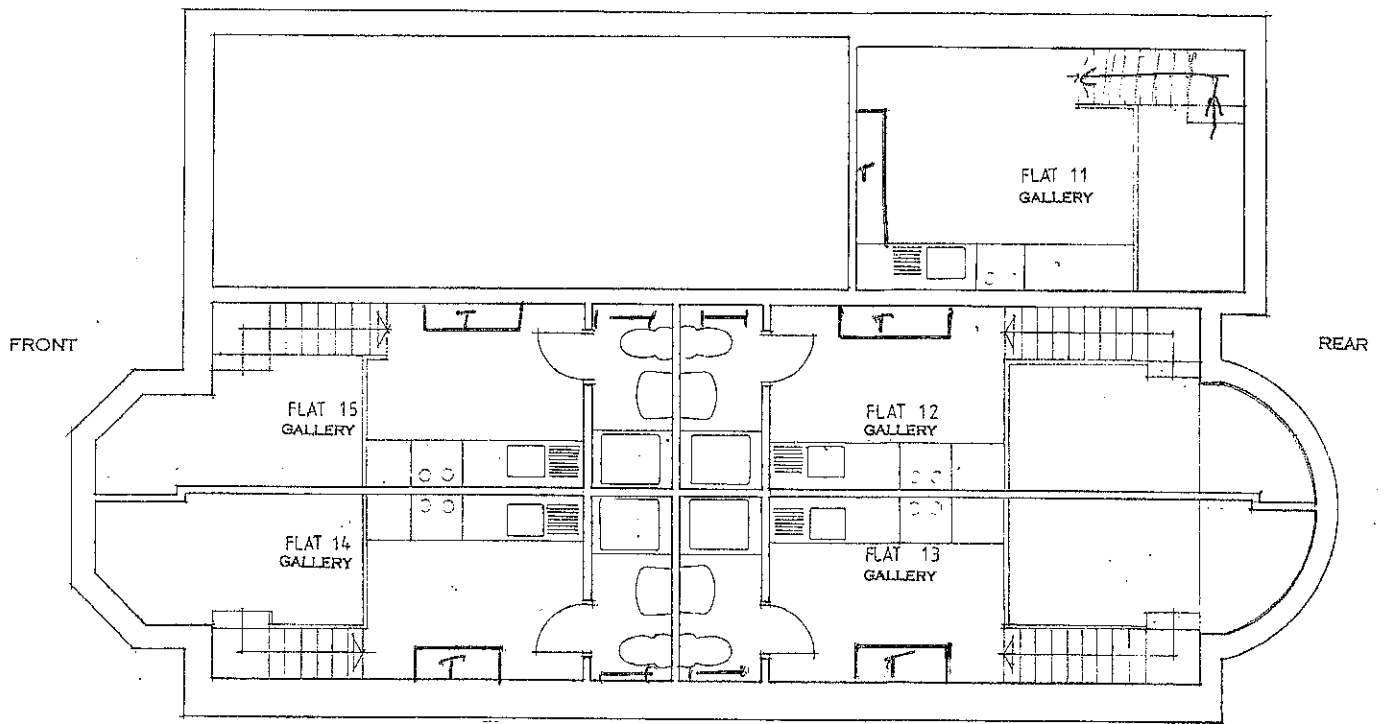


	David Silverman architectural consultant 70 woodlands drive, watford, herts wd17 3bz tel/fax 01923 232 168 mobile: 07941 308 146 email ds@david-silverman.co.uk www.david-silverman.co.uk
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Legend

- W - Fitted wardrobe.
- T - table top
- R - Fixed radiator





MEZZANINE PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/3

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

*27/10/06*

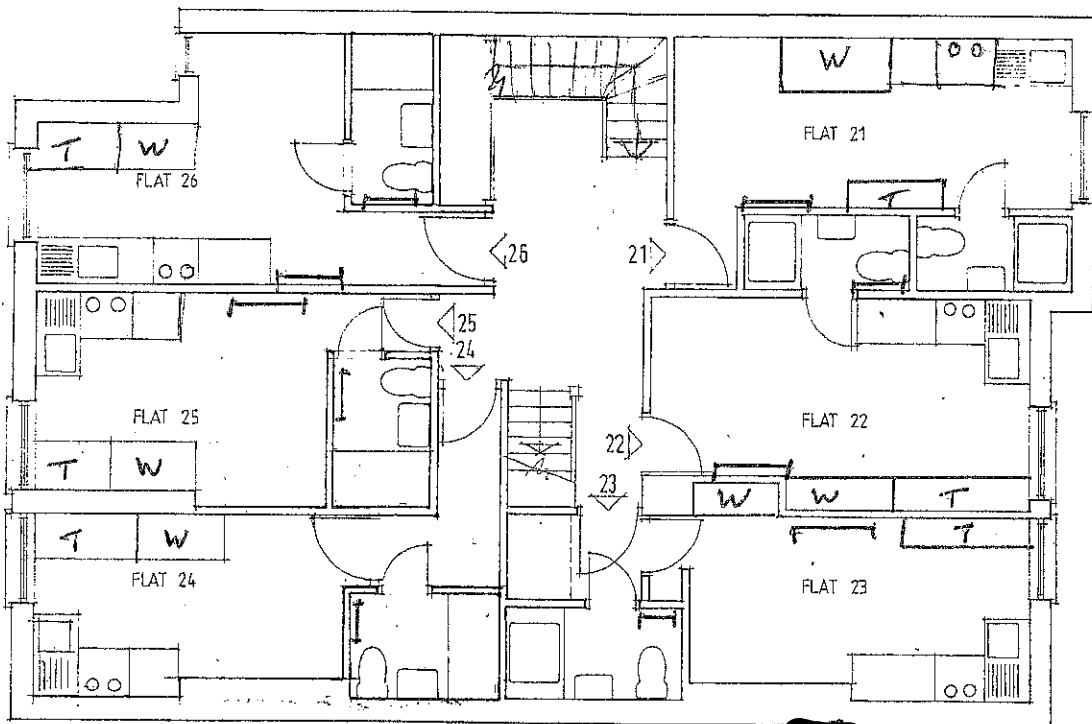


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FRONT

REAR



FIRST FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO 06/127/4

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

*27/10/10*

*[Redacted signature]*

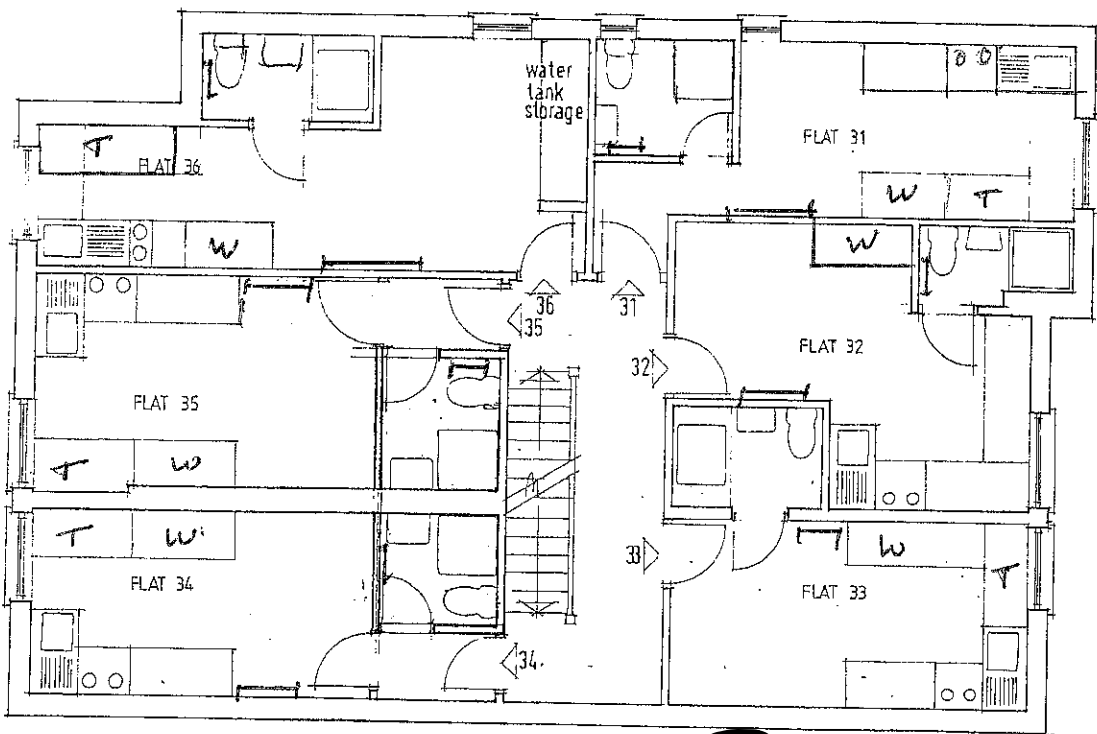


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FRONT

REAR



SECOND FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO 06/127/5

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

27/10/06



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**RICS**

**P C Benveniste FRICS**  
**Chartered Surveyor**

22 Garrick Avenue  
London  
NW11 9AS

Telephone/Fax: 020 8731 9706  
Mobile Phone No: 07973 389992

---

Mr I. Elghanian  
Welby Ltd  
37 Belsize Avenue  
London NW3 4BN

PCB/be/1680

11 July 2012

Dear Iraj

**57 Belsize Park, London NW3 4EH**

Thank you for your instructions for me to reinspect the above premises to confirm the current accommodation. This inspection follows on from my earlier inspections of 31 March 2006, 31 January 2008 and 27 October 2010.

I am pleased to advise that I was able to inspect the premises on 27 June 2012 and can confirm that there has been continuity of use and layout as self-contained accommodation. The schedule dated 31 March 2006 is still the position other than, as reported in 2008, the layout of Room 3 has been changed, but was previously and has continued to be self-contained with its own kitchenette and shower/WC internally behind closed doors. There are still 23 units within this building, each fully self-contained behind closed doors.

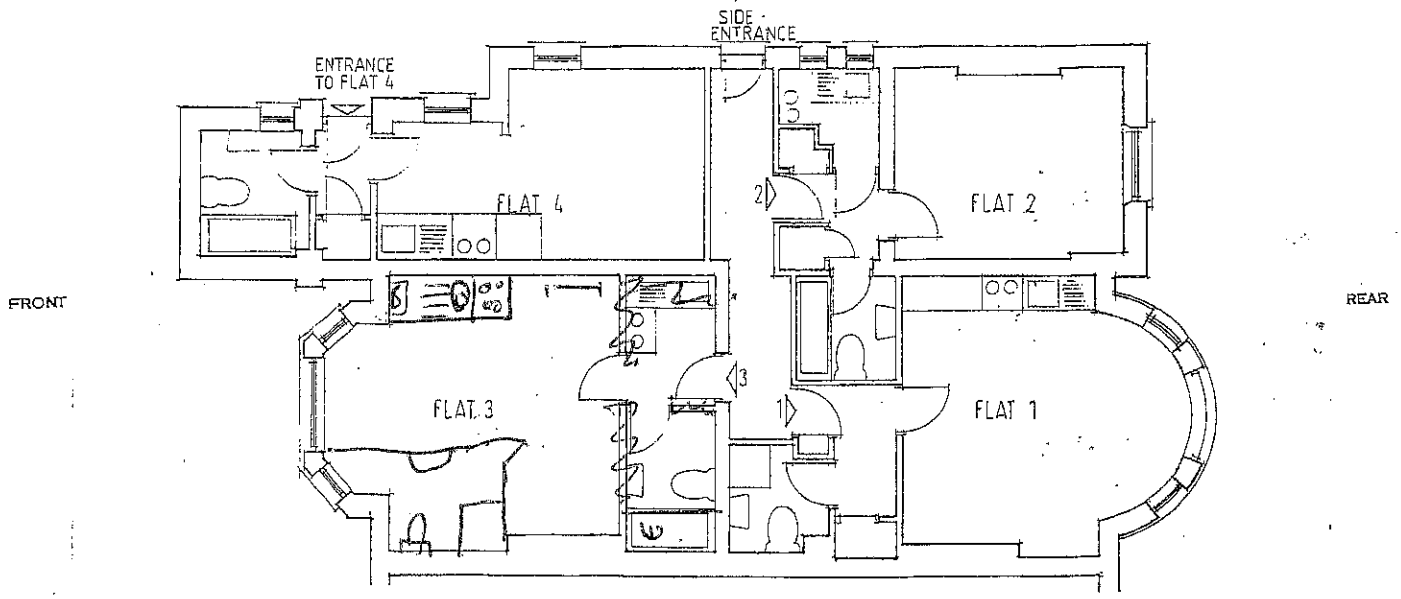
Yours sincerely

*PC*

**P.C. Benveniste FRICS**



DAVID SILVERMAN ARCHITECTURAL CONSULTANT



BASEMENT PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/1

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37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

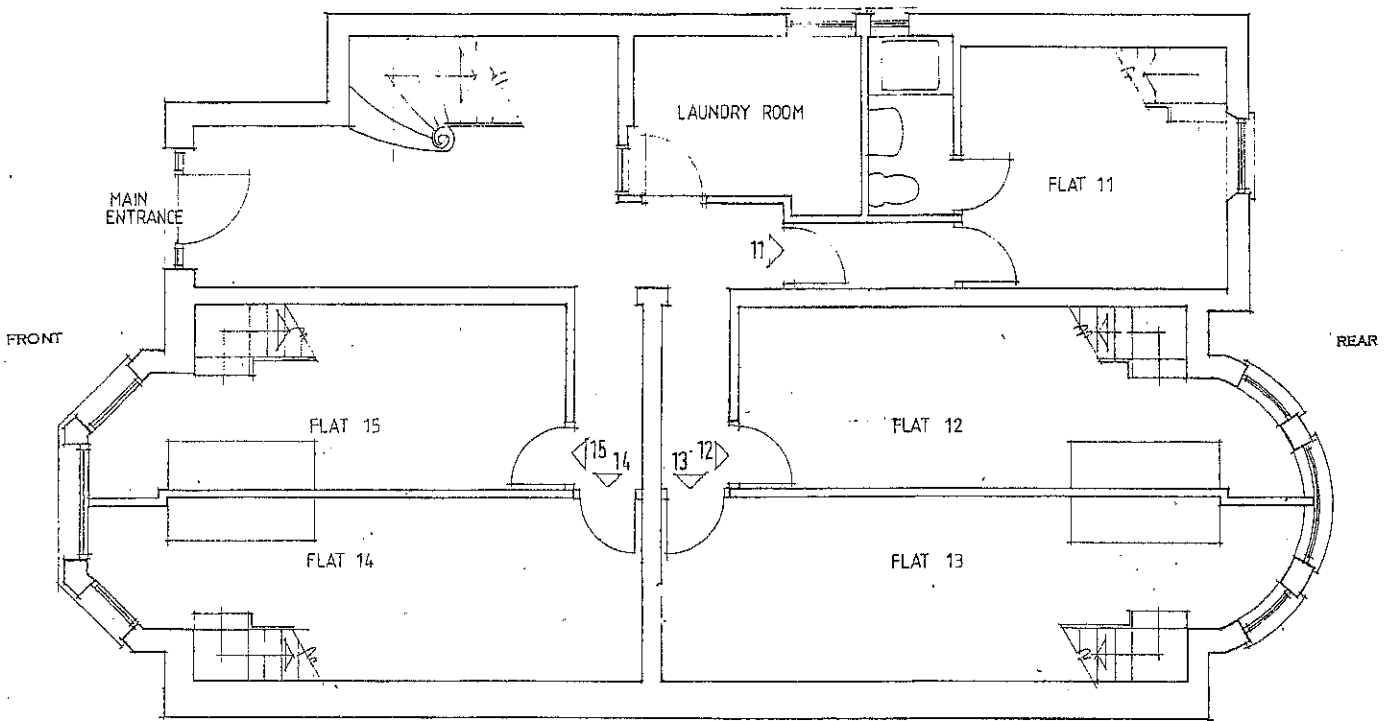


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27/6/12

Structure: 06/01/27/2



UPPER GROUND FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE: 1:100 DRAWING NO. 06/127/2

WELBY LIMITED, CANNON COURT,  
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MARCH 2006

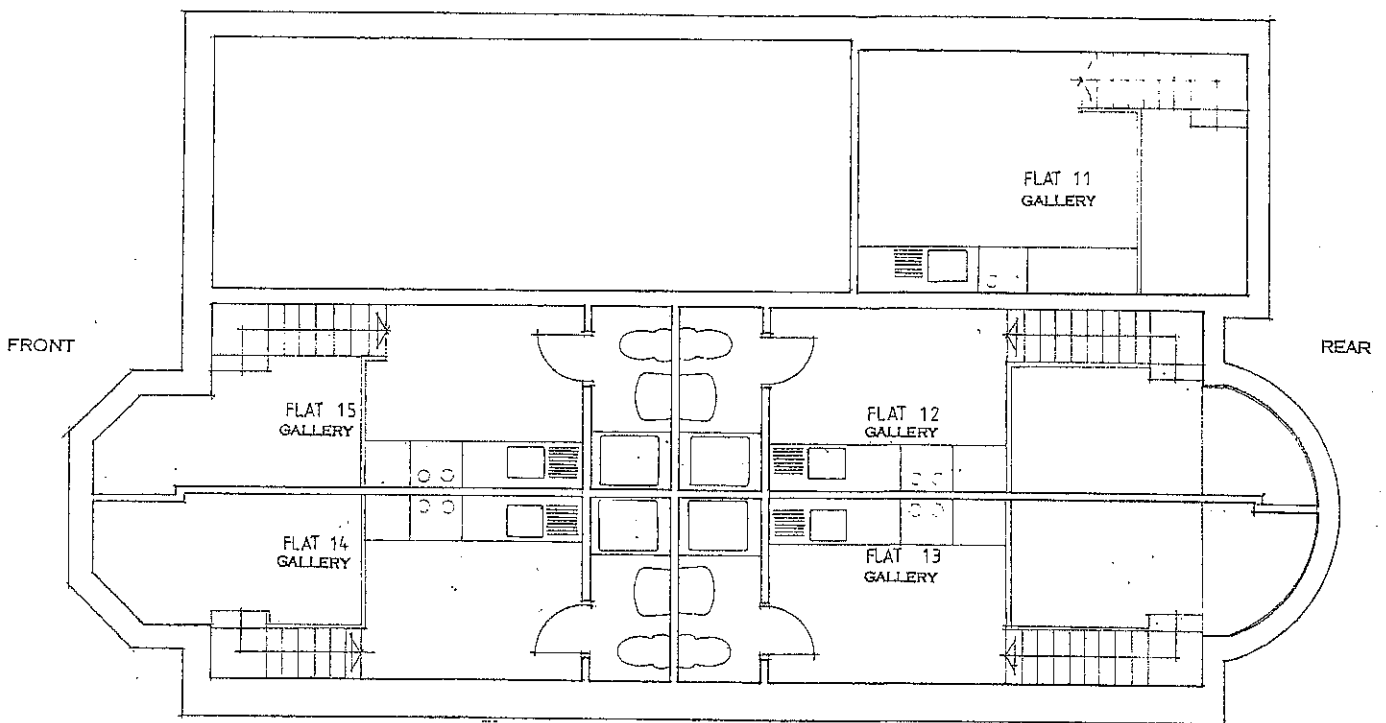


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*[Handwritten signature]*  
27/6/06

270 L.A.M. ARCHITECTURAL CONSULTANT



MEZZANINE PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO. 06/127/3

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN

MARCH 2006

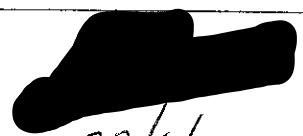


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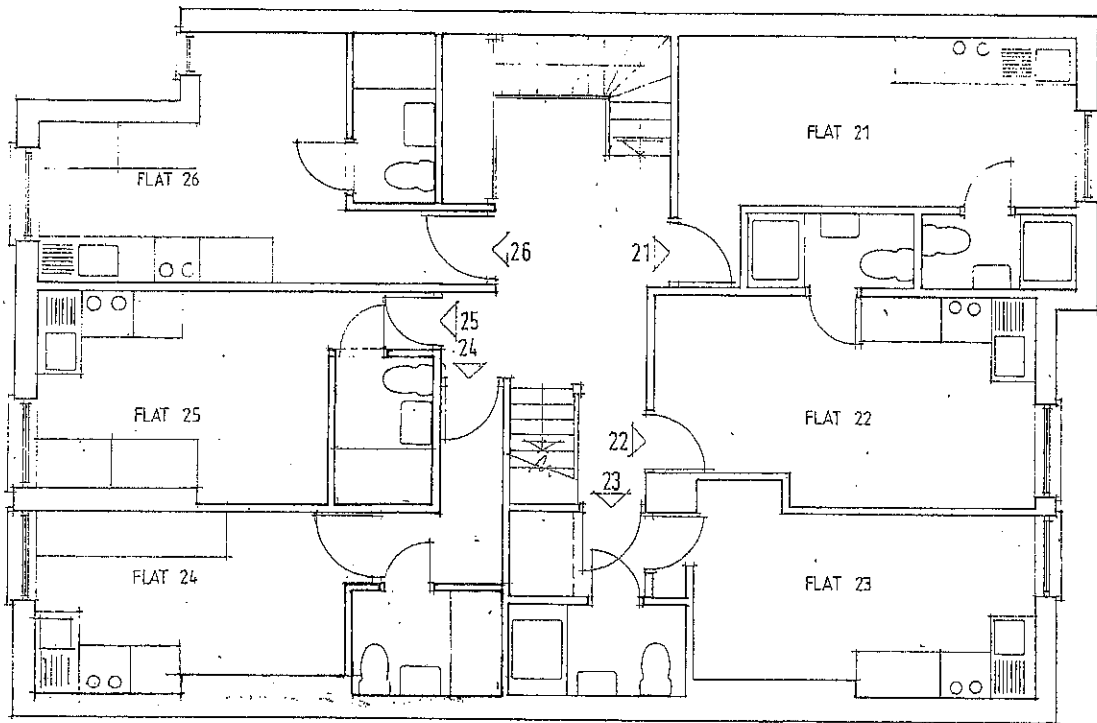
email: ds@david-silverman.co.uk www.david-silverman.co.uk



27/6/12

FRONT

REAR



FIRST FLOOR PLAN

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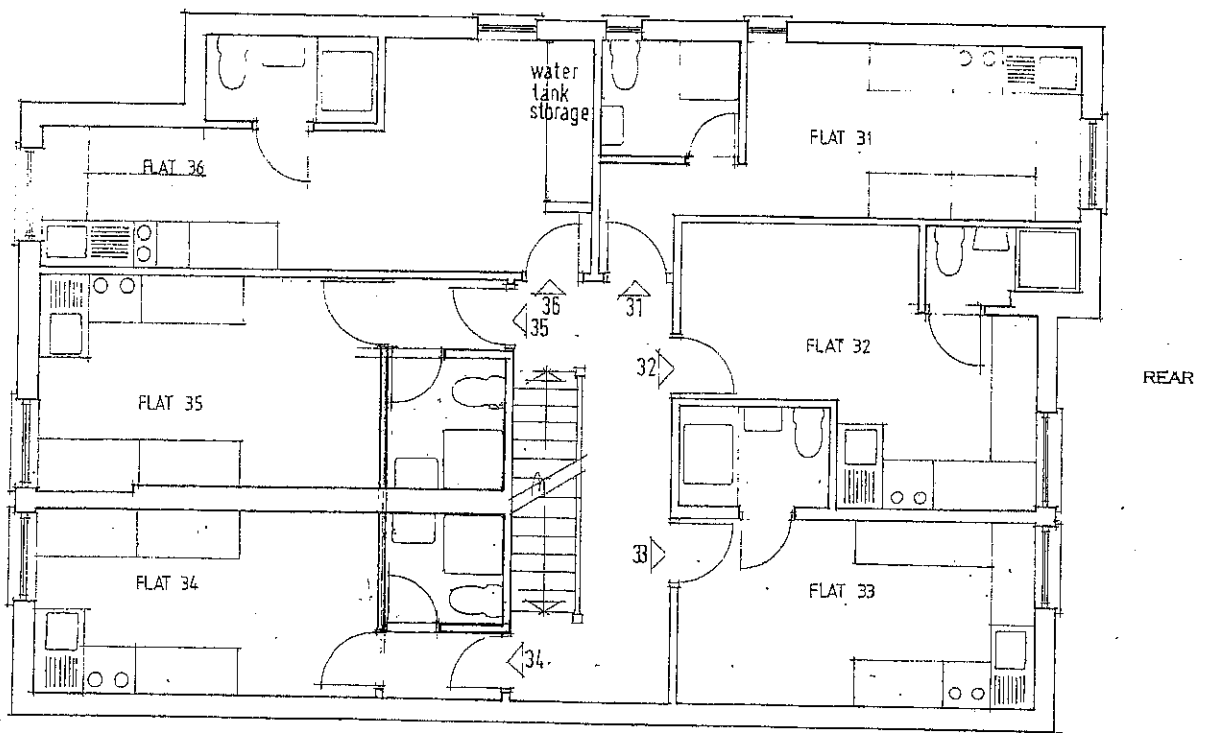
MARCH 2006



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27/6/12



SECOND FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE 1:100 DRAWING NO 06/127/5

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NWS 4BN

MARCH 2006

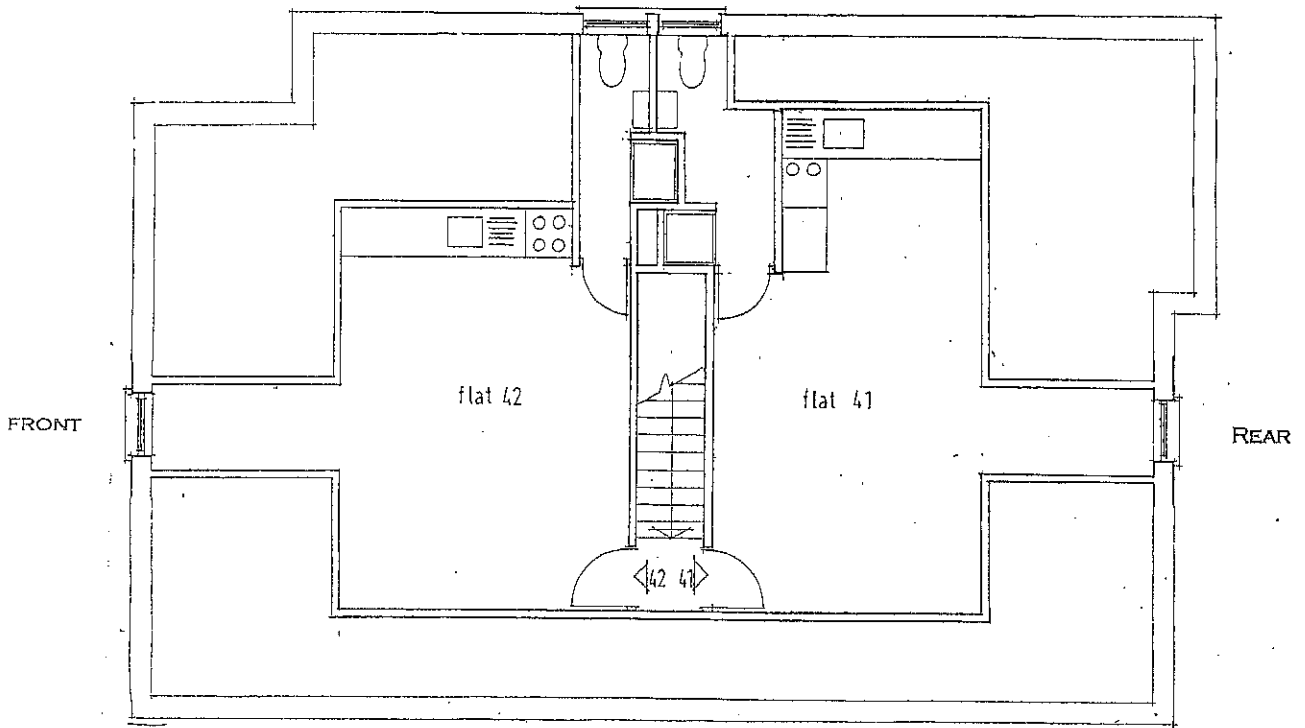


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*[Redacted signature]*  
27/6/12

PROJ. NO. 06/127/6 DATE: 03/06



THIRD FLOOR PLAN

57 BELSIZE PARK, LONDON NW3

SCALE: 1:100 DRAWING NO. 06/127/6

WELBY LIMITED, CANNON COURT,  
37 BELSIZE AVENUE, LONDON NW3 4BN  
MARCH 2006



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27/6/06



**RICS**

**P C Benveniste FRICS**  
**Chartered Surveyor**

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Mobile Phone No: 07973 389992

Welby Ltd  
37 Belsize Avenue  
London NW3 4BN

PCB/be/1680

11 July 2012

**57 Belsize Park, London NW3 4EH**

To: Taking your instructions to inspect the above premises to confirm self-contained layout.

To: Inspecting on 27 June 2012.

To: Submitting our confirmatory report with signed plans.

To: Our fee being

**£360.00**



Please pay by interbank BACS transfer to the following account:

Bank: HSBC Plc  
Sort Code:   
Account:   
Reference:   
Name: P.C. Benveniste, Office Account

*Welby*

PAID ONLINE:	£ 360
REFERENCE	
DATE PAID:	20.8.12

*(£690 Total)*