

**STATUTORY DECLARATION OF NEIL ANTONY GOODMAN
RE: 20 HOWITT ROAD, LONDON NW3 4LL**

I NEIL ANTONY GOODMAN of 2 Colston Crescent, Goffs Oak, Herts EN7 5RS
HEREBY SOLEMNLY AND SINCERELY DECLARE as follows:-

1. I am the sole contractor employed by Welby Limited to develop and maintain all their buildings.
2. Welby Limited is the freehold owner and registered Proprietor of the property known as 20 Howitt Road, London NW3 4LL of which the garden flat and the upper 2 floors flats ("the premises") forms part.
3. As the main contractor, on 12 November 2010 I became the HMO licence holder of the upper flat.
4. 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 January 2004 until the current day the Premises have been used as 6 bedsit rooms within the upper flat and the layout was as per the attached layout plans provided by Geoffrey Prentice.

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 W1U 1FA

This 1st day of April 2016)

.....)

Before me

MONTAGUE D FRANKEL

SOLICITOR

.....
Solicitor/Notary Public

DWFM BECKMAN

101 WIGMORE STREET

LONDON W1U 1FA

**STATUTORY DECLARATION OF IRAJ ELGHANIAN
RE: 20 HOWITT ROAD, LONDON NW3 4LL**

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 31 March 1998 and is still the registered legal owner of that interest.
3. I am making this Declaration in support of an application for a lawful use certificate of upper floors flat as HMO (C4 use).
4. Since March 1998 the upper flat has its own entrance door on the ground floor and it was arranged as 6 units plus 2 communal bathrooms as per the enclosed schedule.
5. Until the 8 May 2007 the upper flat was rated as one unit for council tax purposes.
6. As from the 8 May 2007 each of the 6 rooms were separately rated for council tax as per the enclosed attachments.
7. On November 2010, the upper flat was granted HMO licensing to Mr Neil Goodman our main contractor as licence holder.
8. I confirm that throughout the period since January 2004 the upper flat was arranged as 6 letting units with share facility of the 2 bathrooms within the upper flat in accordance with the layout plans provided by Mr G Prentice, copies of which are annexed.

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 Wigmor Street W1V
IFIA

This 1st day of April 2016)

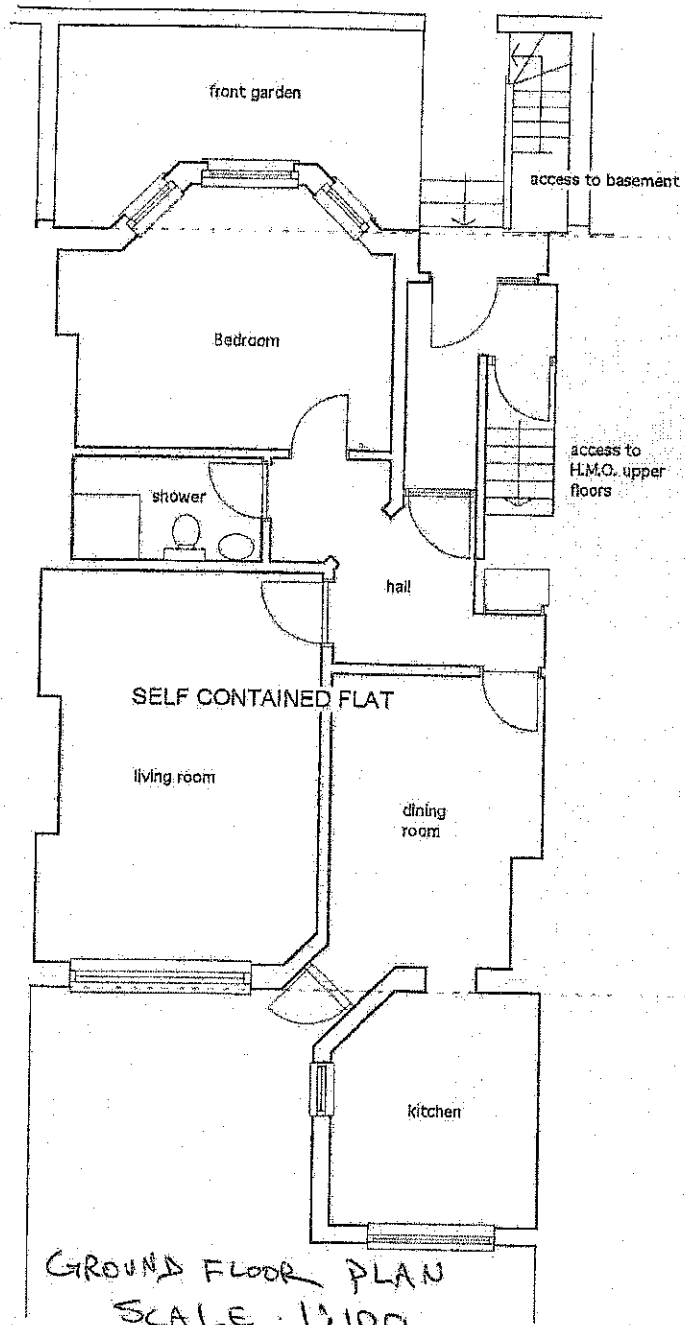
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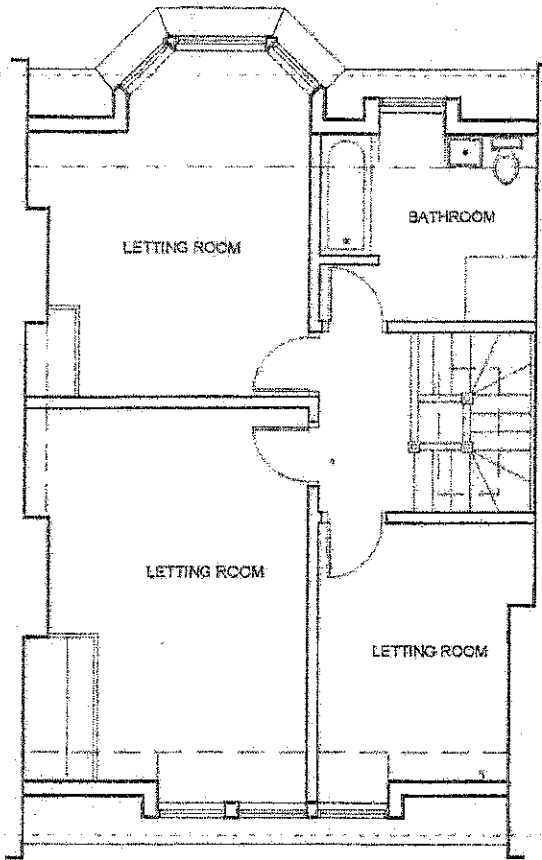
Before me

MONTAGUE D FRANKEL
SOLICITOR

..... JWM/BECKMAN.....
Solicitor/Notary Public 101 WIGMORE STREET

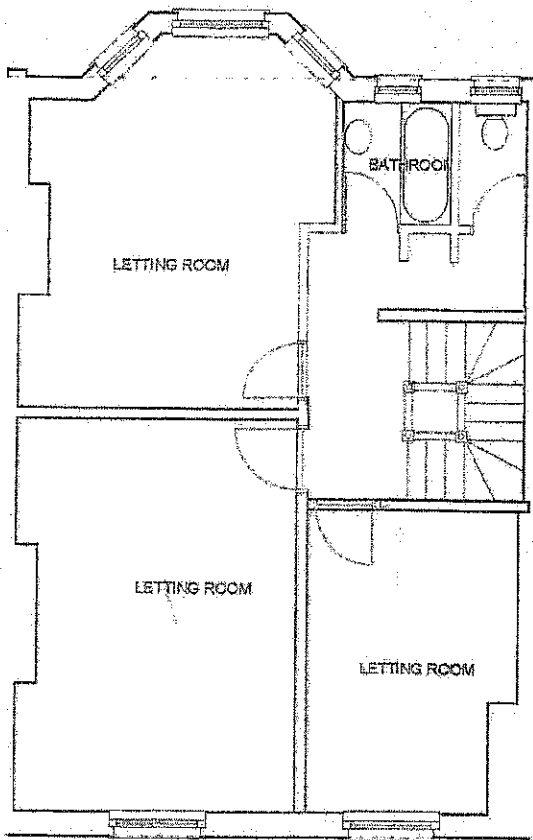
LONDON W1V 1FA





1ST FLOOR PLAN
SCALE 1:100

10/10/2010 10:00:00 AM



LOFT (2ND) FLOOR PLAN
SCALE 1:100

Housing Act 2004
Licence for a House in Multiple Occupation

517/8



The London Borough of Camden approved the application to operate a house in multiple occupation and hereby grant a Licence under section 64 Housing Act 2004 in respect of: -

20 Howitt Road, London NW3 4LL

1. This Authority is satisfied that the most appropriate person to be the licence holder is

To **Mr Neil Goodman**
of **37 Belsize Avenue, London NW3 4BN**

2. The named person having responsibility for the management of the licensed premises is **not applicable**

3. The maximum permitted number of persons allowed to occupy the property is **10 (ten)**

4. This licence is granted on the stipulation that the attached schedule of licence conditions shall apply for its duration.

Licence Issue Date: **12 November 2010**

Licence Expiry Date: **11 November 2015**

Signed:

[Redacted signature]

.....
On behalf of the London Borough of Camden



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Search the Council Tax valuation list

Council Tax band details

FLAT 1 AT 20, HOWITT ROAD, LONDON, NW3 4LT

Last update on 27/03/2016

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use	Court property code
5124418	A		08/05/2007	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

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Council Tax band details

FLAT 2 AT 20, HOWITT ROAD, LONDON, NW3 4LT

Last update on 27/03/2016

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use	Court property code
5124419	A		08/05/2007	No	

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Council Tax band details

FLAT 3 AT 20, HOWITT ROAD, LONDON, NW3 4LT

Last update on 27/03/2016

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use	Court property code
5124420	A		08/05/2007	No	

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Council Tax band details

FLAT 4 AT 20, HOWITT ROAD, LONDON, NW3 4LT

Last update on 27/03/2016

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use	Court property code
5124421	A		08/05/2007	No	

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Council Tax band details

FLAT 5 AT 20, HOWITT ROAD, LONDON, NW3 4LT

Last update on 27/03/2016

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use	Court property code
5124422	A		08/05/2007	No	

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Search the Council Tax valuation list

Council Tax band details

FLAT 6 AT 20, HOWITT ROAD, LONDON, NW3 4LT

Last update on 27/03/2016

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use	Court property code
5124423	A		08/05/2007	No	

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Search the Council Tax valuation list

Council Tax band details

FLAT GND FLR 20, HOWITT ROAD, LONDON, NW3 4LL

Last update on 27/03/2016

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use	Court property code
5097051	C			No	

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20 HOWITT ROAD, LONDON NW3 4LL

Schedule of Accommodation since March 1998

Ground Floor

By entering the building there is a door to the garden flat as a separate entity.

First and Second Floor

By entering the building there is a door on the left for the upper flat which is arranged as 6 bedsitting units, each with their own kitchenette and 2 communal bathrooms, one in each floor.

The enclosed layout plans of 2004 demonstrate the above description.