

STATUTORY DECLARATION

I John Geraint Evans of 4 Bryn Gwyn Road, Cardiff, CF23 6PQ DO SOLEMPLY AND SINCERELY DECLARE:

My full name is John Geraint Evans

My nationality is British

The complete names of my parents are Richard Albert Evans & Olwyn Evans

My occupation is Chartered Surveyor – Membership Number 0092521

My passport number is [REDACTED]

I John Geraint Evans do declare that on 24 September, 2015 I attended, as agent for the owners, the ground floor and basement of 79 Gloucester Avenue, London NW1 8LB. I found that the premises were in use as a Solicitors Office, in accordance with Class B(a) of The Town and Country Planning (Use Classes) Order 1987 (as amended) ("The Order").

The property had no public access in any form that could be considered to fall within Class A2 of The Order. The confidentiality associated with a solicitor's office by its very nature precluded public access and there was none.

I further do declare that I have seen the signed lease for the premises dated 20 October, 2010 between Pinemill Limited and Andrew Tomaszewski including a covenant "...not to use or permit or suffer to be used the demised premises or any part of them otherwise than as offices...", and have further seen leases for the premises dated 14 June, 2000 and 14 June, 1995 with similar covenants.

AND I MAKE this Solemn Declaration conscientiously believing the same to be true and by virtue of the Provisions of the Statutory Declarations Act 1959.

Declared before me

at 1 Heol-y-Deri
Rhiwbina Cardiff

This Ninth day of June 2016

[REDACTED]
John Geraint Evans

At [REDACTED]

Solicitor / Commissioner for Oaths

EMYR PIERCE
Solicitor Cardiff

Emyr Pierce Solicitors
1 Heol y Deri
Rhiwbina
Cardiff CF14 6HA