

STATUTORY DECLARATION OF CHRISTIAN BUXTON

I **CHRISTIAN BUXTON** of Flat 5, 45 Rosslyn Hill, London, NW3 5UH do solemnly and sincerely declare as follows:

1. I make this Statutory Declaration in support of my application to the London Borough of Camden for a certificate of lawful use in respect of the property situate and known as **FLATS B + C ON THE FIRST FLOOR, 50 HEMSTAL ROAD, LONDON, NW6 2AJ** (hereinafter known as "the Property") which is owned by Christian Buxton (hereinafter known as "the Proprietor").
2. The Property originally formed the first floor of a single dwelling house at 50 Hemstal Road London NW6 2AJ (hereinafter known as "the House").
3. The Proprietor acquired the House on 27/07/2010 and achieved planning consent (Ref: 2010/5613/P) for the conversion of the House into four flats one on the lower Ground Floor, one on the upper ground floor, one on the first floor and another on the second and third floor;
4. The Proprietor converted the House into five flats in total by converting the first floor 'the Property' into two flats on 05/08/2011;
5. The Property has at all times since 05/08/2011 been set out as follows:

FLAT B (Front): First floor One Person Self-Contained Studio Flat, with an individual council tax reference allocated by the London Borough of Camden;

FLAT C (Rear): First floor One Person Self-Contained Studio Flat, with an individual council tax reference allocated by the London Borough of Camden;

6. From the time the Property was divided in 05/08/2011, it has been in place and utilised as two separate flats and let on assured shorthold tenancies by James Nissen of Nissen Estates at 336 West End Lane, London, NW6 1LN (Tel: 0207 794 5000, Mobile: 07855 465 919).

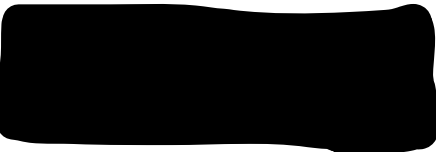
THE Managing agents rented each flat out as and when they became available and were responsible for the maintenance of the Property and ensuring that the tenants were responsible for the utilities consumed in each flat.

7. At all times during the last four years, the Property has remained in the same layout and has been continuously let as two individual units.
8. At no time has the Proprietor resided at the Property.
9. At no time during the ownership by the Proprietor was the Property ever used for any other purpose other than as two individual flats.

I therefore request that a certificate of lawful use or established use be granted for the two Flats on the first floor.

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

CHRISTIAN BUXTON



Declared at

SOUTHGATE & CO.
SOLICITORS
631 SEVEN SISTERS ROAD,
SEVEN SISTERS, LONDON N13 5LE
DX 69811 SOUTH TOTTENHAM

On the 27 day of September 2016

Before



Solicitor

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CHRISTIAN BUXTON