

STATUTORY DECLARATION

I, GABRIEL IRWIN of 29 Estelle Road, London NW3 2JX DO HEREBY SINCERELY AND SOLEMNLY
DECLARE AS FOLLOWS:-

1. My wife and I purchased the property at 29 Estelle Road, London NW3 2JX, hereinafter referred to as 'the property', in September 2010 at which time it was laid out as three self-contained flats. However, my family and I did not move into the property until June 2011.
2. In September 2010, I applied to Camden Council for planning permission for the change of use of the property from three flats to two maisonettes, and planning permission, hereinafter referred to as "the planning permission", was granted on 29th November 2010. A subsequent planning application for the same form of development as granted under the planning permission but also including a second floor rear extension was refused at appeal on 23rd August 2011.
3. My builders started works on the property on 29th November 2010, and this included the full removal of all fittings and partitions associated with the original layout of the property as three flats. The building works also involved extending and altering the property externally in line with the planning permission but it was always the intention that the whole of the property would be occupied by my family. Internally, the layout of the building generally followed that of the planning permission including the introduction of a second staircase linking the ground and first floors. However, neither of the internal front doors to the two approved flats, as shown on the planning permission drawings, was installed. In addition, only one fully functioning kitchen was installed, and this was and remains located at ground floor level and serves the whole property.
4. On my behalf, Mr Nicholas Norden obtained Building Regulations final approval for the works in April 2012. The Building Regulations floor plan drawings numbered 10149 01C and 10149 02A, hereinafter referred to as "the Building Regulations layout drawings", show the omission of the internal front doors. The Building Regulations layout drawings are now shown to me and marked "G11".
5. My family and I moved into the property in June 2011 at which time the works to the property had not yet been fully completed. From this time onwards, the property has been used continuously and solely as our family home occupied by my wife and me, and at various times, by our four grown-up children. Throughout our period of occupation, the property has had no internal front doors, and there has been only one fully functioning kitchen in place. With the exception of a small study area on the first floor and occasional use of the front room on the first floor as a sitting room, all living rooms have been located on the ground floor.
6. In order to provide a greater degree of privacy for my grown-up children, the layout of the property initially did not allow access between the first floor front bedroom and the main staircase compartment. This arrangement was consistent with the first floor layout on the planning

permission drawings, and was also shown on the Building Regulations layout drawings. Access to the first floor front bedroom was provided via the second staircase which links the ground and first floors. However, during the second half of 2012, a new door was inserted in the partition between the first floor front room and the main staircase compartment. This door, which remains in place, allows convenient access between these spaces without a detour via the second staircase and the ground floor. The insertion of this door and the removal of cladding to the main staircase balustrading are the only changes which have been made to the interior of the property since Building Regulations final approval was confirmed in April 2012.

7. Until recently the property currently had three electricity meters as provided for the three original three flats in place prior to my acquisition of the property. However, these three metres were consolidated into a single meter during February 2017 in the interest of cost saving. There is a single gas meter for the property.

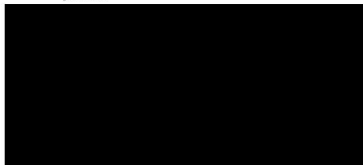
AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

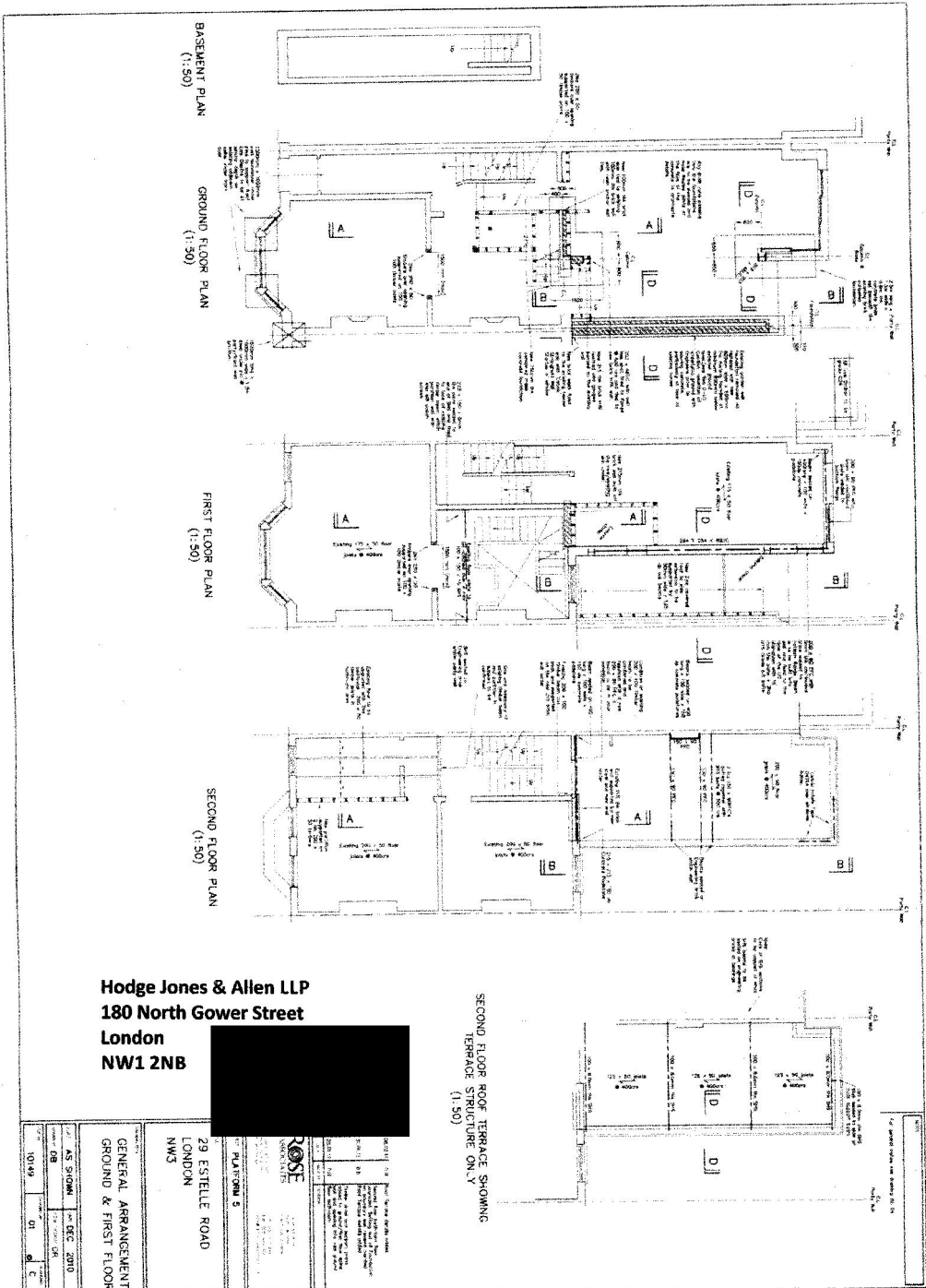


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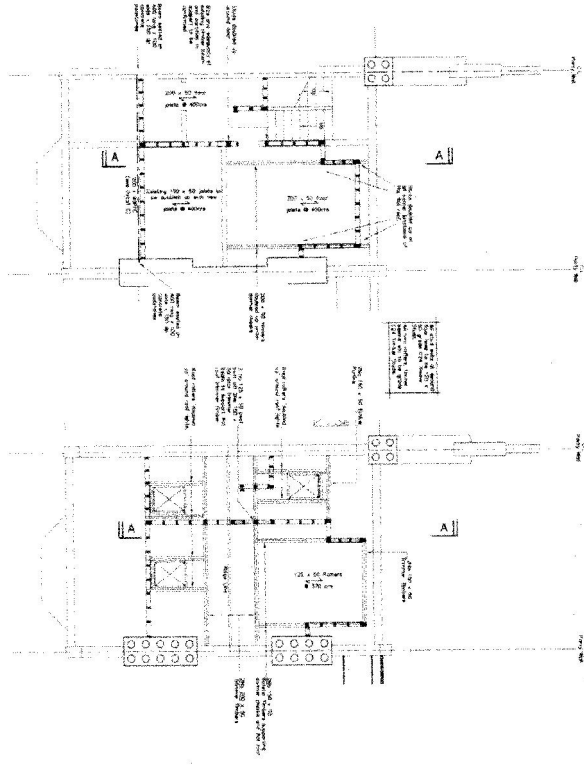
This is exhibit "G11" referred to in the statutory declaration of Gabriel Irwin.

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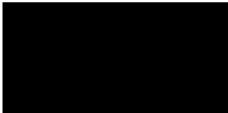


THIRD FLOOR PLAN
(1:50)



ROOF PLAN
(1:50)

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<p>PLATFORM 5 29, ESTELLE ROAD LONDON NW3</p>		<p>ROSE CONSULTANTS ARCHITECTS</p>	
<p>GENERAL ARRANGEMENT FIRST, SECOND & THIRD FLOOR</p>		<p>DATE: 02/01/10</p>	
<p>AS SHOWN</p>		<p>02</p>	
<p>10/10</p>		<p>4</p>	

