

1

STATUTORY DECLARATION

I, **MICHAEL BERNARD DEMPSEY**, [REDACTED]

[REDACTED] do solemnly and sincerely declare as follows:-

1. I make this Statutory Declaration in support of a Certificate of Lawfulness pursuant to Section 191 of the Town & Country Planning Act 1990.
2. The content of this Statutory Declaration is within my own knowledge or obtained from sources of information to which I have specified herein.
3. The property, which is the subject matter of this application, are the buildings known as 21 Brownlow Mews, London, WC1N 2LD as the same is registered at HM Land Registry under Title Number NGL235927, Official Copies and filed plan of which are annexed and marked "MBD1" (referred to herein as "the Building").
4. My interest in the Building is that I am, together with my business partner, John Vyse Thirkell, a Trustee of CDT Executive Pension Scheme, the registered proprietors of the property.
5. The use of the Building is that of offices. The Building is separated into *[four]* units as per the annexed layout plan and marked "MBD2".
6. I confirm that the use of the Building as offices commenced on or about July 1987. The use has continued without hindrance or query from the Local Planning Authority since that date.
7. I believe the use by both the Trustees and the occupants under the various Leases at the property over the years as noted in a separate Statutory Declaration made by our Solicitors, Pengillys LLP, of Weymouth, to comprise entitlement to a Lawful Use Certificate.

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

[Redacted]

[Redacted]

this 18TH day of FEBRUARY)
2019

Mr M B Dempsey

Before me

[Redacted]

A Solicitor/Commissioner for Oaths

Kathryn Elizabeth Day
Solicitor

[Redacted]

MBD1

Title Number : NGL235927

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 7 FEB 2019 at 17:13:48 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL235927
Address of Property	: 21 Brownlow Mews, London (WC1N 2LD)
Price Stated	: over £1,000,000
Registered Owner(s)	: ROWANMOOR TRUSTEES LIMITED (Co. Regn. No. 01846413) of SSAS Property Department, Rowanmoor House, 46-50 Castle Street, Salisbury, Wilts SP1 3TS MICHAEL BERNARD DEMPSEY of The Hayloft, Church Lane, Osmington, Weymouth, Dorset DT3 6EW NICHOLAS JOHN VYSE THIRKELL of 25 Dryburgh Road, Putney, London SW15 1BN as trustees of the CDT Executive Pension Scheme.
Lender(s)	: None

MBD1

Title number NGL235927

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 7 FEB 2019 at 17:13:48. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

CAMDEN

- 1 (10.07.1926) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 21 Brownlow Mews, London (WC1N 2LD).

NOTE: The Post Office tube which runs under the land is now included in the registration.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (10.08.2007) PROPRIETOR: ROWANMOOR TRUSTEES LIMITED (Co. Regn. No. 01846413) of SSAS Property Department, Rowanmoor House, 46-50 Castle Street, Salisbury, Wilts SP1 3TS and MICHAEL BERNARD DEMPSEY of The Hayloft, Church Lane, Osmington, Weymouth, Dorset DT3 6EW and NICHOLAS JOHN VYSE THIRKELL of 25 Dryburgh Road, Putney, London SW15 1BN as trustees of the CDT Executive Pension Scheme.
- 2 (06.08.1993) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless a certificate signed by the secretary, solicitor or a director thereof has been furnished that such disposition has been made in accordance with the provisions of a Trust Deed dated 1 March 1989 of CDT Executive Pension Scheme and all existing and future deeds amending or extending the same.
- 3 (10.08.2007) The value stated as at 10 August 2007 was over £1,000,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (18.03.2010) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

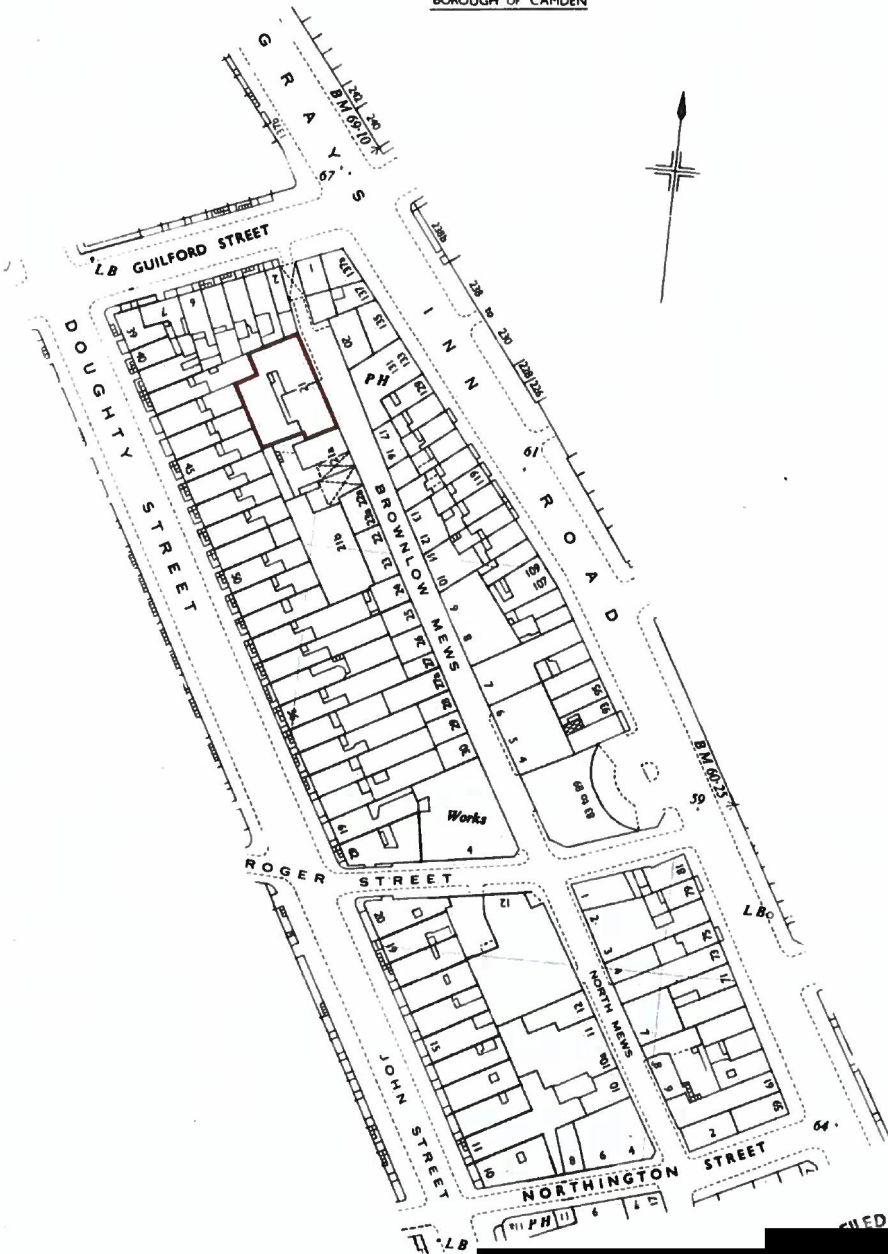
Schedule of notices of leases

- | | | | | |
|---|------------|---|-------------------------------------|-----------|
| 1 | 18.03.2010 | Unit 1, 21 Brownlow Mews
(Ground and First Floors) | 27.01.2010
10 years
8.12.2009 | NGL909591 |
|---|------------|---|-------------------------------------|-----------|

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		NGL 235927	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3082
			SECTION
			AB
Scale: 1/1250		© Crown copyright 1971.	
		Old Reference LN VII 44 M	

BOROUGH OF CAMDEN



MBD1



21 BROWNLOW MEWS LONDON WC1 2LD

FIRST FLOOR

STORE

FLAT ROOF

FIRE EXIT

FIRE EXIT

DOWN

1 SPACE SYNTAX Offices

EAVES

2 SPACE SYNTAX Offices

3 STRANGEHILL Offices

4 Connected Ventures (Fresh 8) Offices

BOILER ROOM

STORAGE

COMMON AREA

2.14

2.47

2.47