

STATUTORY DECLARATION

RELATING TO

4A LINDFIELD GARDENS, LONDON NW3 6PU

I Lesley Mary Strawbridge of 4a Lindfield Gardens DO SOLEMNLY and SINCERELY DECLARE as follows:

1. I have owned the freehold house at 4a Lindfield Gardens and lived there with my family since April 2000.
2. I purchased the freehold house at 4 Lindfield Gardens with my husband on 8 July 2008 and by 15<sup>th</sup> July 2008 we had erected a fence in the position marked with a blue line on the attached plan and created an access to the garden shaded green (Attachment 1). The fence has not been altered and has remained in this place since 2008.
3. I attach correspondence with the builders who constructed the fence (Attachment 2).
4. Number 4 Lindfield Gardens has been let to tenants and I attach excerpts from inventory reports prepared at the outset of tenancies commencing in August 2008, October 2011 and August 2014. The excerpts are photographs of the garden, some of which are date stamped, and they show the fence in position at the dates concerned (Attachment 3).


Since July 2008, the land shaded green on the attached plan has been used as follows:

1. It was used as a vegetable garden until about 2012 and I attach a letter from our neighbour at that time which confirms this (Attachment 4).
2. Since then it has continued to be used as part of our garden. I enclose letters from our subsequent neighbour, from our children's nanny and from the parent of our son's school friend who all confirm the use of this land as part of our family garden (Attachments 5-7).

I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by Lesley Mary Strawbridge BSC ACA

Signed



Sworn at

280 BISHOPSGATE, LONDON, EC2M 4RB

On

24 AUGUST 2018

Before me



..... WILLIAM HARVEY

COMMISSIONER FOR OATHS

## Appendix 1

DATE: 24 AUGUST 2019  
 PLACE: 250 BISHOPS GATE, LONDON E6 4ES  
 DECLARED BEFORE: *WJH* WILLIAM HARVEY  
 COMMISSIONER OF OATHS

ATTACHMENT 1



<p><b>General notes:</b></p> <ol style="list-style-type: none"> <li>1. Overall scale of drawings: Dimensions in meters.</li> <li>2. All dimensions are in millimeters unless noted otherwise.</li> <li>3. All dimensions shall be verified on site before construction.</li> <li>4. Square Feet Architects shall be notified in writing of any discrepancies.</li> </ol> <p><b>Party Wall Act 1996:</b></p> <p>Details of the proposed party walls shall be submitted to the Surveyors of Square Feet Architects for their agreement. The Client must make their own enquiries to determine the status of the party walls. The Client shall be responsible for the cost of the party wall survey and any necessary repairs.</p>	<p><b>C.D.M Regulations 2015:</b></p> <p>The Client shall be responsible for the appointment of a Competent Person to carry out the design and construction of the proposed party walls. The Client shall be responsible for the cost of the party wall survey and any necessary repairs.</p>	<p><b>KEY</b></p> <p>(black lines) existing      (green lines) to be demolished      (red lines) new</p> <p>--- EXISTING CURTILAGE</p>	<p>revision:</p> <p>* August 2017      A201901018 Rev Design - CLD2      B-23108</p>	<p><b>SQUARE FEET ARCHITECTS</b></p> <p>A: 88 Baynes House, London NW3 5BH      T: 0207 431 8500      F: studio@sqaarchitects.co.uk      W: www.squarefeetarchitects.co.uk</p>	<p>drawing title: <b>EXISTING SITE PLAN</b></p> <p>client: Lesley Strowbridge</p> <p>project: 4a Lindfield Gardens, London, NW3 6PU</p> <p>date: July 2017 scale: 1:200 @ A3</p> <p>drawing number: 1721_L_010 revision: B</p>
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## Appendix 2

DATE : 24 AUGUST 2018  
PLACE : 250 RISHINGATE, LONDON EC2M 4RB  
DECLARED BEFORE [REDACTED] WILLIAM HARVEY  
COMMISSIONER OF OATHS



ATTACHMENT 2

# THE BUILDING WORKS

Mr and Mrs D Strawbridge  
4a Lindfield Gardens  
London  
NW3 6PU

1258  
18/07/2008

DSTRA001

Quantity	Details	Unit Price	Net Amount	VAT Rate	VAT
	<b>4 &amp; 4a Lindfield Gardens -II</b>				
	Deposit Payment .				

**Please remit payment by return :**  
HSBC 50-52 Kilburn High Road  
Kilburn, London, NW6 4HJ  
Account n0 : 11372793 Sort code: 40-05-32  
Account Name: The Building Works Limited  
IBAN: GB88MIDL40053211372793

Total Net Amount  
Carriage Net  
Total VAT Amount  
Invoice Total

**Strawbridge, Dominic**

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**From:** Strawbridge, Dominic  
**Sent:** 15 July 2008 14:34  
**To:** 'Simon Vacher'  
**Cc:** [REDACTED] Strawbridge, Lesley  
**Subject:** RE: 4 Lindfield Gardens

Many thanks

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**From:** Simon Vacher [mailto:[REDACTED]]  
**Sent:** 15 July 2008 14:20  
**To:** Strawbridge, Dominic  
**Cc:** [REDACTED]  
**Subject:** RE: 4 Lindfield Gardens

Dear Dominic,

I have spoken to Rupert and he is happy to agree on that figure.

Regards

Simon

---

**From:** Strawbridge, Dominic [mailto:[REDACTED]]  
**Sent:** Tuesday, July 15, 2008 2:03 PM  
**To:** Simon Vacher  
**Cc:** Strawbridge, Lesley  
**Subject:** RE: 4 Lindfield Gardens

Dear Simon,

Thank you for the revised costing. I have now spoken with Lesley and with the exception of 1.7 (WC seats) - please now exclude - we are content for you to proceed as instructed. We spoke with your guys on site today and they have done a splendid job on the fence. I understand that they are pressing ahead with the patio, down pipes and front fence today. We should be able to bring the coping stones required for the pond surround to site by tomorrow latest. The pond base (concrete) needs to be drilled out to allow for draining and we shall then fill in with soil to make a flower / plant bed.

My re-calculation of your revised quote excluding [REDACTED]. There is an old credit of circa [REDACTED] which I agreed with Alexander last October - please see attached e-mail - and it seems sensible for us to set this credit off now.

Can we therefore agree a figure [REDACTED] INCLUDING VAT for this work, to include a few holes being drilled into the base of the pond?

Weather permitting, we are looking for the works to be completed by the end of Friday this week. I am expecting to meet with Alexander at 8.00 am on Friday to discuss the front garden of 4A and can let him have our cheque for [REDACTED] then, if that suits.

Regards and thanks

Dominic

[REDACTED]

15/07/2008

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**From:** Simon Vacher [mailto: [REDACTED]]  
**Sent:** 15 July 2008 11:49  
**To:** Strawbridge, Dominic  
**Subject:** 4 Lindfield gardens

Dear Dominic,

Attached is a copy of the revised costing for the garden works at No. 4.

Gary (roofer) is hunting for matching tiles at the biggest reclaim yards in the south east today, I will let you know how he gets on.

Let me know if you have any quires.

Regards,

Simon Vacher

The Building Works  
59 Harvist road  
Queens park  
London  
NW6 6EX

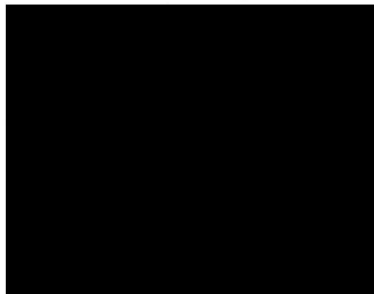
[REDACTED]

\*\*\* WARNING : This message originates from the Internet \*\*\*  
The Royal Bank of Scotland plc, Registered in Scotland No. 90312. Registered Offi  
Authorised and regulated by the Financial Services Authority.

This e-mail message is confidential and for use by the addressee only. If the mes  
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\*\*\* WARNING : This message originates from the Internet \*\*\*

15/07/2008

Mr & Mrs D Strawbridge  
4a Lindfield Gardens  
Hampstead  
London NW3


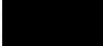
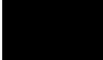
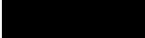

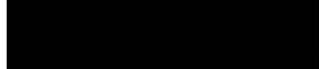
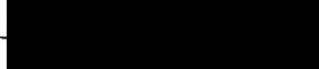
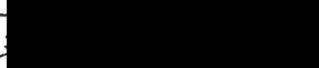


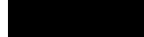


15<sup>th</sup> July 2008

Dear Dominic and Lesley

Re: Estimate for 4 Lindfield Gardens, NW3

Please find to follow our estimate for works at the above address.

1.0	To re-point patio where necessary approximately 10m <sup>2</sup> And re-lay approximately 6 no slabs.	Labour £ Materials £		OK
1.1	To remove tiles around pond and <u>fit coping stones</u> <u>Supplied by client.</u>	Labour £ Materials £		OK
1.2	To supply and fix fence across back garden with Posts and supply and fit timber supports to existing Side fence.	Labour £ Materials £		OK
1.3	To remove 1 no existing panel.			
1.4	To supply and fit 2No. fence panels to front garden	Labour £ Materials £		
1.5	To re-new rainwater downpipe and hopper.	Labour £ Materials £		
1.6	To paint existing soil pipe.	Labour £ Materials £		
1.7	To supply and fix 3 no WC seats.	Labour £ Materials £		
		£		
2.0	<b>Preliminaries</b>			
2.1	To set up with all plant and hire.	£		
2.2	Health and Safety regulations and insurance.	£		



2.3	Delivery of all materials.	£
2.4	Management of works.	£
		£
		<b>SUB TOTAL</b> £
3.0	Company Overheads	
3.1	Company overheads and profit @ [REDACTED]	£
		<b>TOTAL</b> £

Yours sincerely

Rupert Green

Note:  
Prices are exclusive of VAT  
Parking will be charged at cost.

INC VAT





## Appendix 3

DATE: 24 AUGUST 2018  
PLACE: 280 BISHOPSGATE, LONDON EC2M 4RB  
DECLARED BEFORE: [REDACTED] WILLIAM HARVEY  
COMMISSIONER OF OATHS

ATTACHMENT 3

# SG Inventories

**INVENTORY OF FURNITURE**

**FITTINGS AND EFFECTS**

**AT**

**4 LINFIELD GARDENS  
LONDON NW3**

**7 AUGUST 2008  
FOR: HAMPTONS**



Photographs taken by Sharon Gruber and included within the inventory report for 4 Lindfield Gardens dated 7 August 2008



# SG Inventories

INVENTORY OF FURNITURE  
FITTINGS AND EFFECTS

AT

4 LINDFIELD GARDENS  
LONDON NW3

10 OCTOBER 2011  
FOR: DOMINIC STRAWBRIDGE



Photographs dated 10 October 2011 taken by Sharon Gruber and included within the inventory report for 4 Lindfield Gardens prepared by SG Inventories dated 10 October 2011.



# SG Inventories

**INVENTORY OF FURNITURE  
FITTINGS AND EFFECTS**

**AT**

**4 LINDFIELD GARDENS  
LONDON NW3**

**14 AUGUST 2014  
FOR: DOMINIC STRAWBRIDGE**





Photographs taken by Sharon Gruber and included within the inventory report prepared by SG Inventories Ltd dated 14 August 2014.



## Appendix 4

DATE: 27 AUGUST 2018  
PLACE: 280 BISHOPSGATE, LONDON EC2M 4RB  
DECLARED BEFORE: [REDACTED] WILLIAM HARVEY  
FOR OATHS

ATTACHMENT 4

Flat 12, Beaumaris  
Brownlow Road  
London N11 2DG

1 August 2018

Mrs L Strawbridge  
4a Lindfield Gardens  
London NW3 6PU

Dear Lesley

I am happy to confirm that I lived at 4 Lindfield Gardens with my wife and family from August 2011 until April 2014. You and your family were next door and the two families entertained each other in their respective homes from time to time.

During this period, the portion of land immediately to the north of our back fence was used as a garden by the Strawbridge family. Our back fence is marked with a blue line on the attached plan. When I was in your garden, I saw the vegetable beds and canes for runner beans in the part of the garden shaded green on the attached plan.

From the upstairs bedroom window of my house I could see the heads of adults including you, Dom, your gardener / handyman and your nanny moving about behind the fence from time to time.

When I was in my garden I heard children playing in this portion of the garden and heard adults talking and mowing the grass strips.

After routine maintenance was carried out in our garden, bags of lawn clippings and bags of leaves were taken over the back fence to be composted in the variety of wooden and plastic compost bins kept in that area.

I have no objection to you showing this letter to Camden Council in connection with a planning application.

[REDACTED]  
Gary Santino

## Appendix 5

DATE: 24 AUGUST 2018  
PLACE: 280 BISHOPSGATE, LONDON, EC2M 4RB  
DECLARED BEFORE [REDACTED] WILLIAM HARVEY  
COMMISSIONER OF OATHS

## ATTACHMENT 5

4 Lindfield Gardens  
London NW3 6PU

30 July 2018

Mrs L Strawbridge  
4a Lindfield Gardens  
London NW3 6PU

Dear Lesley

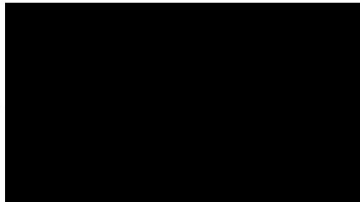
I understand that you are providing evidence to Camden Council about the use of the land behind our rear garden fence. This is the land shaded green on the attached plan and the fence is marked by a blue line.

I have lived at number 4 Lindfield Gardens with my wife and children since August 2014 and during that time we have seen and heard you and your workmen doing gardening work in this part of your garden.

When our children play together, they move freely between the houses and gardens. My wife and I have called to our children when they were playing in the garden shaded green and I have also heard other children playing there.


Yours sincerely

Pavel Morozov



P, MOROZOV

## Appendix 6

DATE: 24 AUGUST 2018  
PLACE: 280 BISHOPSGATE LONDON, EC2M 4RB  
DECLARED BEFORE  WILLIAM HARVEY  
COMMISSIONER FOR OATHS

ATTACHMENT 6

261 Coxtie Green Road  
Pilgrim Hatch  
Brentwood  
CM14 5RP

Date: 2 August 2018

Mrs L Strawbridge  
4a Lindfield Gardens  
London NW3 6PU

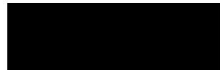
Dear Lesley

I am writing to describe the use of the garden at your home when I worked as the children's nanny from 2010 to 2012.

When I first arrived, the back of the garden was a play area and a vegetable garden. The part behind the green timber garden office was a play area with a trampoline and the other side (shaded green on the attached plan) was a vegetable garden. Growing vegetables tailed off but the children continued to play in that part of the garden which was made up of growing beds and grass walkways.

I often supervised the children playing in the garden and I can confirm they played all over the garden; on the lawns, behind the green garden office and in the area shaded green on the plan.

Yours sincerely



Robyn Murphy

## Appendix 7



DATE: 27 NOV 2018  
PLACE: 280 BISHOPSGATE, LONDON, EC2M 4RB  
DECLARED BEFORE  WILLIAM HARVEY  
COMMISSIONER FOR OATHS

ATTACHMENT 7

5 Templewood Avenue  
London NW3 7UY

30 July 2018

Mrs L Strawbridge  
4a Lindfield Gardens  
London NW3 6PU


Dear Lesley

I can confirm that our sons have been school friends since 2011 and have played together at our homes.

I remember my son telling me about a game he played in the garden of 4A Lindfield Gardens at a playdate which I believe took place on 2<sup>nd</sup> May 2016 according to my diary. The game was played in the garden area shaded green on the attached plan. It involved lighting a fire in an outdoor fire pit and making a burnt offering of food to the imaginary gods.

I understand that this letter will be shown to Camden Council planning department as evidence that the land shaded green has been in use as a garden.

Yours sincerely



Jo Flack