

Statutory Declaration
to support an Application for a Certificate of
Lawfulness of Existing Use or Development
pursuant to section 191(1)(a) of the Town and
Country Planning Act 1990 (as amended)

in relation to
Endsleigh Court, 24 Upper Woburn Place,
London, WC1H 0HA

I, Paul Lamper, of Freshwater Group of Companies, do solemnly and sincerely declare that:

- 1 I am the Manager of our Sales Department, employed by Highdorn Co. Limited (Company No. 00603121) which is a company which acts as a facility manager to service the companies within the Freshwater Group of Companies (Company number 00891786) of Freshwater House, 158-162 Shaftesbury Avenue, London, WC2H 8HR. I commenced employment with Highdorn Co Limited on the 3rd November 1986 and in 1996 assumed my current position.
- 2 LKB Investments Limited owned the lease of Endsleigh Court dated 25th April 1985 which expires on the 24th April 2082. On the 26th July 2016 LKB purchased the freehold from the Woburn Estate Company Limited and subsequently the headlease has been merged with the freehold. The extent of the Property is shown edged in red on the Plan attached as EXHIBIT A.
- 3 I am familiar with the property known as Endsleigh Court, 24 Upper Woburn Place, London, WC1H 0HA "the Property" which is owned by LKB Investments Limited (company number 631653) of Freshwater House, 158-162 Shaftesbury Avenue, London, WC2H 8HR. My main involvement with Endsleigh Court over the years has been the negotiation of lease extensions and the refurbishment of flats for both sale and letting. I was also the point of contact for the freehold acquisition completed in 2016.
- 4 The property's lawful use is as residential accommodation (C3) with a Solicitors office (Class E) "the existing use" occupying part of the ground floor. I understand the Property has been used for its existing use since being constructed in 1934 and first occupied in 1935.
- 5 Throughout the time I have known the property, I can confirm that it has been used for residential use comprising 178 flats, 29 parking spaces and a bike store, constructed over lower ground, ground and eight upper floors. The area outlined in red on the Ground Floor Plan (drawing no. 0497 (18) 100) and Basement Plan (drawing no. 0497 (18) 099) provides an ancillary area to support the residential use. This has included the Porter's administrative areas, kitchen, storage and residential reception. Detailed floorplans of the existing use of the building are included at EXHIBIT B.
- 6 I understand that the application for a certificate of lawfulness of existing use or development is concerned with the use only of the ancillary residential areas at ground floor and basement as outlined in red on drawing numbers 0497 (18) 100 and 0497 (18) 099. I can confirm that the lower ground floor has been used for back of house operations including administration of the flats, storage for the Porters and laundry room since at least 3rd November 1986 (my knowledge of which extends to this date). Photographs evidencing the current use of the areas are attached at EXHIBIT C.

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

Declared this 24th October (month) 2022 (year) by the said

 (Paul Lamper)
.....(signature)

158/162 Shaftesbury Ave London WC2H 8HR
.....(address)

Martin Bale BA (Hons)
Group Solicitor
FRESHWATER GROUP LEGAL SERVICES LTD
Freshwater House
158-162 Shaftesbury Avenue
London WC2H 8HR
DX 51650 Covent Garden

.....(address where signed)

before me

.....(name of Solicitor/ ~~Commissioner of Oaths~~)

.....(signature)

Martin Bale BA (Hons)
Group Solicitor
.....(company name)
FRESHWATER GROUP LEGAL SERVICES LTD
Freshwater House
158-162 Shaftesbury Avenue
London WC2H 8HR
of.....DX 51650 Covent Garden.....(company address)

Exhibit A

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

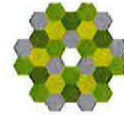
This official copy is issued on 10 August 2021 shows the state of this title plan on 11 February 2021 at 19:18:35. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

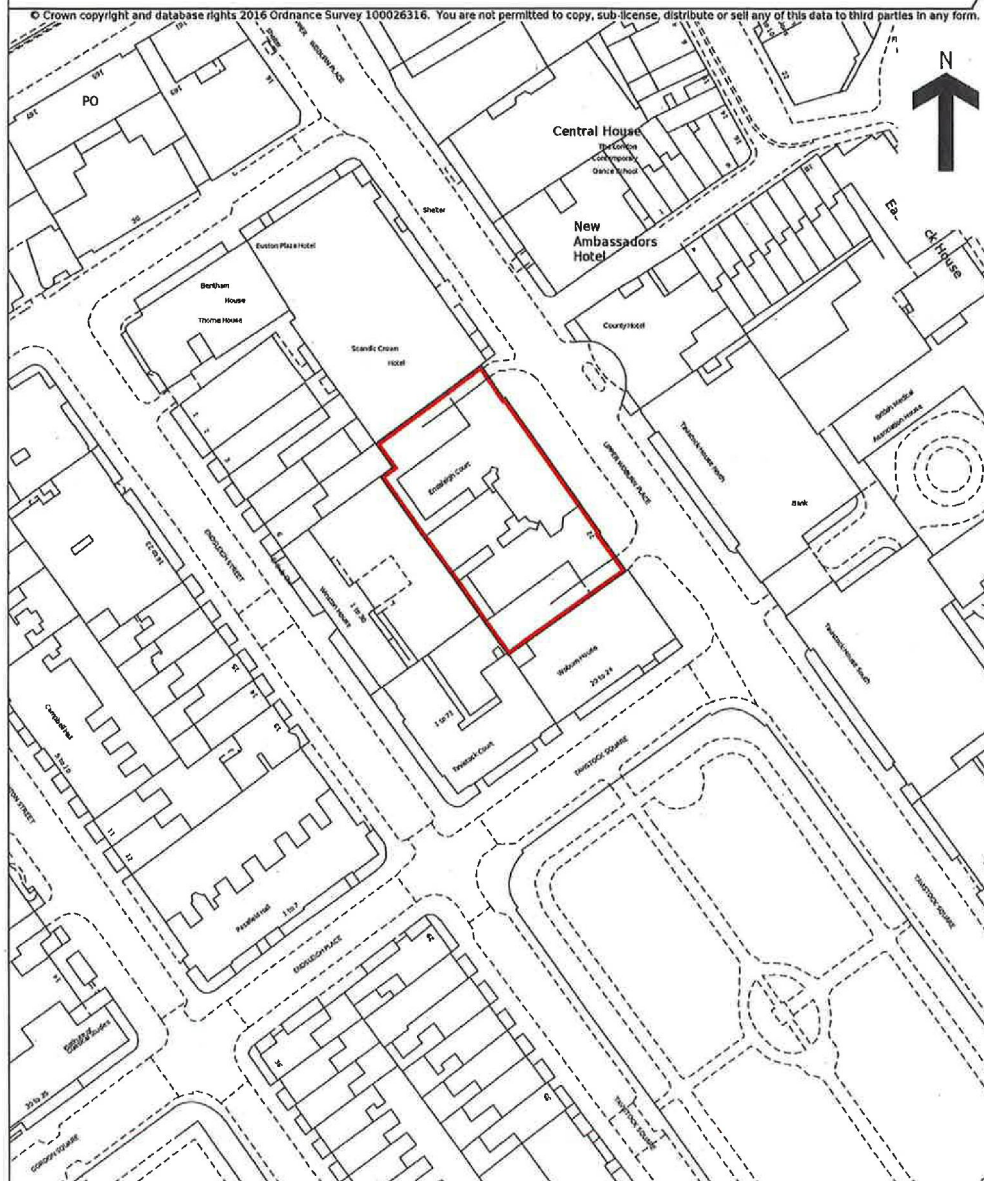
This title is dealt with by the HM Land Registry, Croydon Office .

HM Land Registry
Official copy of
title plan

Title number **NGL963053**
Ordnance Survey map reference **TQ2982SE**
Scale **1:1250**
Administrative area **Camden**



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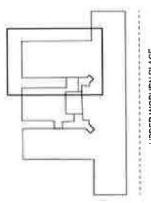


This official copy is incomplete without the preceding notes page.

Exhibit B

Notes:
 1. To be used in conjunction with the proposed development.
 2. To be used in conjunction with the proposed development.
 3. To be used in conjunction with the proposed development.
 4. To be used in conjunction with the proposed development.

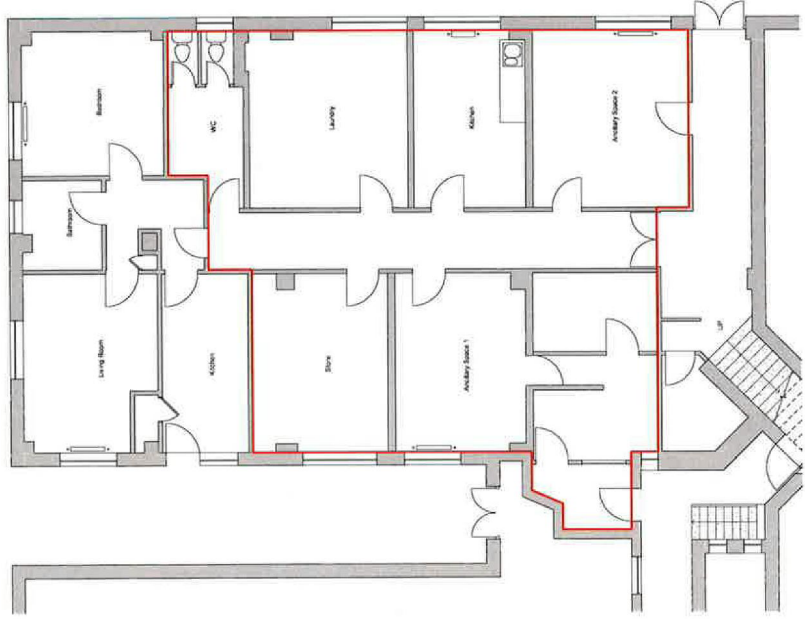
Key Place



UPPER WORKIN PLACE

Key

Extent of area subject to proposed certificate



01 Existing Lower Ground Floor Plan
 1:50

A. 01/18/23 Approved amended
 Date: 01/18/23
 Drawn: 01/18/23
 Checked: 01/18/23

Atomik
 Architecture

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 41 Hudson Avenue
 New York, NY 10014
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 Email: info@atomikarch.com
 Website: atomikarch.com

Project

Endsleigh Court

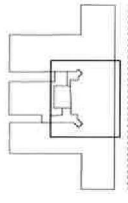
Title

Existing Plan - Lower Ground Floor

Project No.	Scale	Drawing Size
0487	1:50	A1
0487	1:100	A2
0487	1:200	A3
0487	1:400	A4
0487	1:800	A

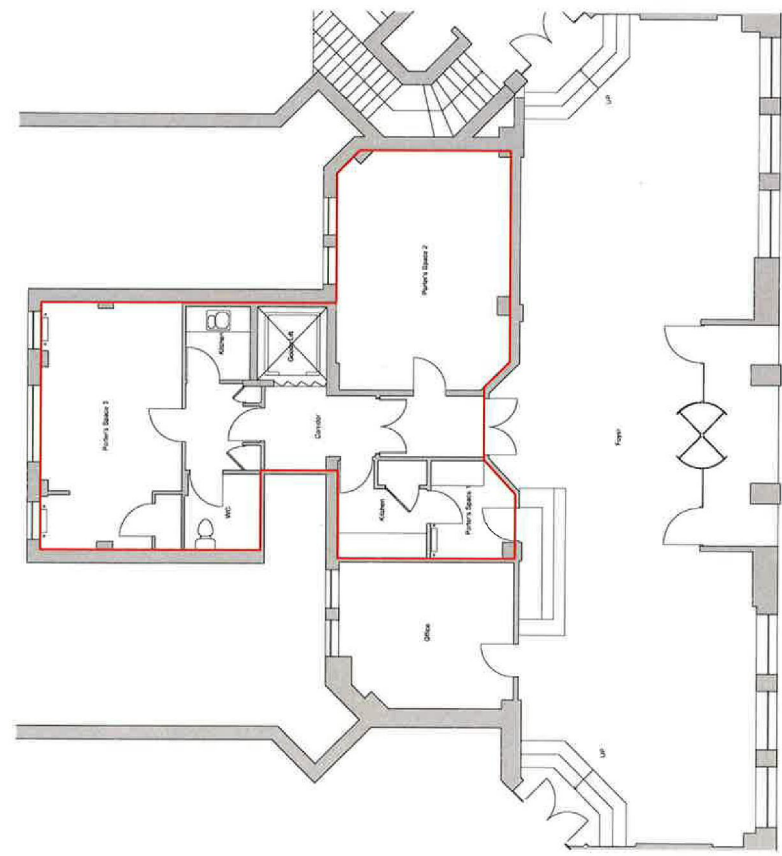
NOTES:
 1. ALL WORK SHALL BE COMPLETED BY 10/15/17.
 2. ALL WORK SHALL BE COMPLETED BY 10/15/17.
 3. ALL WORK SHALL BE COMPLETED BY 10/15/17.
 4. ALL WORK SHALL BE COMPLETED BY 10/15/17.

Key Plan:



UPPER WORKING PLACE

Key:



Rev.	Date	Description	By	Check
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Atomik Architecture

41 West 4th Street, Suite 200
 New York, NY 10014
 Tel: 212 512 1234
 Fax: 212 512 1235
 Email: info@atomik.com

Project: **Enslough Court**

File	Working Plan - Ground Floor
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Project No.	Scale	Drawing Title
0457	1/8" = 1'-0"	AD
Sheeting No.	Sheeting Title	Sheeting
0457 1/18 100	AD	A

Exhibit C



Title of document
Endsleigh Court:
Existing Condition Report

No.
0497 (04) 900

Date
August 2022

London
41 Water Ln
London
E15 4NL
United Kingdom
+44 208 221 2915

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Directors
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Dir.Arch RIBA
Derek Draper BA(Hons)
Dir.Arch RIBA

Document information

Document number
0497 (04) 900
Document title
Existing Condition
Report
Revision
A

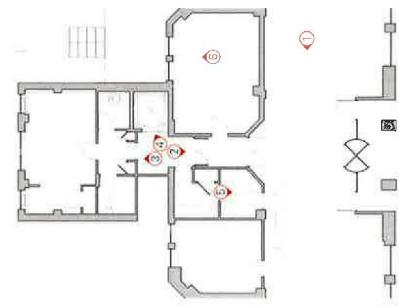
Hall

D. J. Draper

Jennifer Hall
Architectural Assistant

Derek John Draper
Director

1
Photographic Record
 Existing Ground Floor



Ground Floor Plan extract

- Image captions**
1. Communal Reception
 2. Existing double doors to Reception
 3. Corridor
 4. Existing lift shaft
 5. Porter's Space 1
 6. Porter's Space 2



¹
Photographic Record
Existing Ground Floor



Ground Floor Plan extract

Image captions

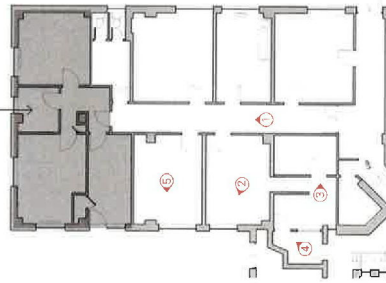
1. Corridor
2. Existing Kitchen
3. Porter's Space 3
4. Porter's Space 3



1 **Photographic Record**
Existing Lower Ground
Floor



Existing flat not
photographed



Lower Ground Floor Plan extract

- Image captions**
1. Communal Corridor
 2. Ancillary Space 1
 3. Store
 4. Store
 5. Store



1 **Photographic Record**
Existing Lower Ground
Floor



3

4

5

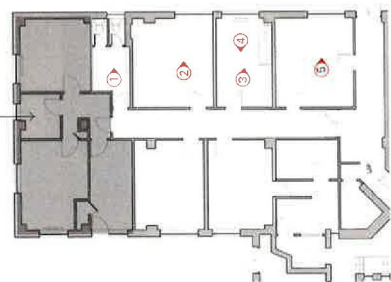


6



7

Existing flat not
photographed



Lower Ground Floor Plan extract

Image captions

1. M/Cs
2. Laundry
3. Kitchen
4. Kitchen
5. Ancillary Space 2

6/8



1 **Photographic Record**
Existing Lower Ground
Floor



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