

Appendix 1 Statutory Declarations:

Applicant

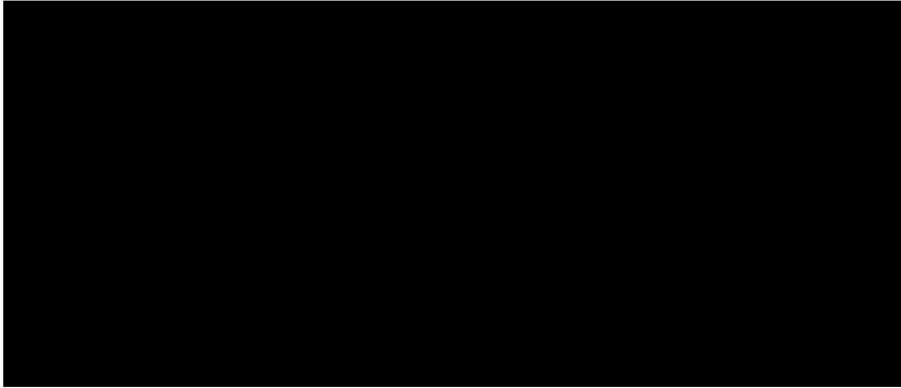
STATUTORY DECLARATION made under the Statutory Declaration Act 1835

being over the age of 18 of in NW2 1HT do hereby solemnly and sincerely declare as follows:

1. I am the registered owner of 49/49a Hendon Way London NW2 2LX ("the Property") registered at HM Land Registry under title number . The property is edged red on the plan annex hereto and called "JW1"
2. My mother originally purchased the property in February 2013. It was then transferred to me in February 2016.
3. The original plans for the property were to extend it into two dwellings. These works commenced in March 2019 and were overseen by my Project Manager/Builder Marian-Cipran Achim and based on plans provided by Ben Halevi of SIAW Architects drawn up on May 2016.
4. Shortly afterwards I instructed architects Felipe Pardo and Annie Khatani of BISHELL architects based in Scrubs Lane, London, to convert project dwelling into 8 self-contained units.
5. A full planning application was submitted on my behalf to Barnet Council. In July 2019 a planning officer in charge of the project called Mr Ashley Niman paid a site visit and checked the build progress at an advanced stage. My husband Adel Mohanaei and the Builder Marian-Cipran Achim were present throughout the visit.
6. Ashley Niman recommended approval of the project in principle and we were told to proceed and that he would recommend approval with his line manager Lesley Fieldman within few days with minor slight changes to bathroom layout in apartment 7. This is further corroborated by the email exchanges between planning officer and my architect Annie annexed to this declaration and called "JW2"
7. We proceeded with the project being assured that planning was agreed in principal and was recommended to be granted within days. The project build was completed on the 1st of November 2019. A plan showing the final / current layout is annexed herewith and called "JW3"
8. The first tenant took occupation on 9th November 2019 called Mr Omid Ghandali being the first floor flat 6. This was followed by the rental of the Ground floor no 3 to Mr Arman Hajipur on 5th December 2019.
9. I can therefore confirm that the property was converted into 8 self contained dwelling as at 1st November 2019 and has continued to be used as the same for over 4 years. A schedule of the occupation of the flats is attached herewith and called "JW4"

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.

DECLARED at





A Solicitor/Commissioner for Oaths

SEYMOUR TAYLOR & SHAW LLP
3 Coach House Yard
Hampstead High Street
London NW3 1QF
Tel: 020 7431 1912
DX 144580 Hampstead 2





Hi Annie,

I have completed my report and recommended approval as previously informed to you. One point though about the first floor flats. We agreed to the layout as per your drawing 104 rev1 but the unit are each only 37sqm and 37.5sqm so will need to be shown as one person units.

I haven't heard from legal yet although that is for your side to pursue as well.

Regards,

Ashley

49 Hendon Way, London NW2 2LX



Ground Floor



Site Plan - 1:200



First Floor

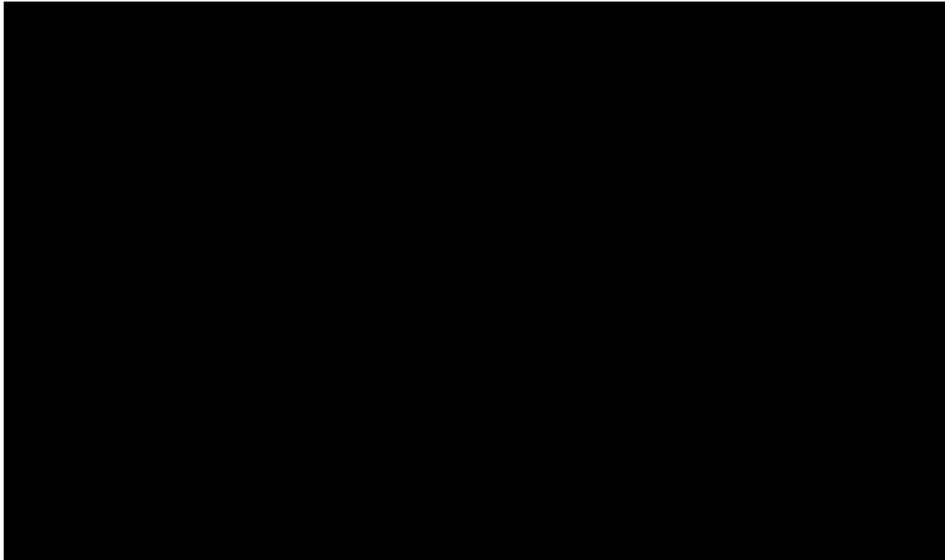
Second Floor



AW LLP

Hampstead High Street
London NW3 1QF
Tel: 020 7431 1912
Hampstead 2

LIST OF TENANTS WHO HAVE RESIDED/CONTINUE TO RESIDE AT 49/49A HENDON WAY



[REDACTED] - Partner

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] 1968 being over the age of 18 of Apt C1104 Balmoral W2 1JJ do hereby solemnly and sincerely declare as follows:

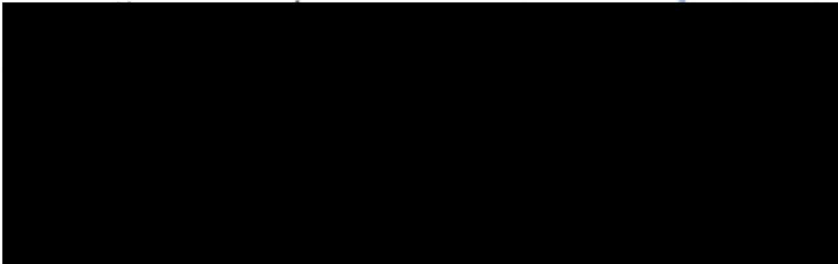
1. I am experienced in managing projects and developing and converting buildings since the age of 16 when I left school starting at Hastings Sussex in 1989.
2. [REDACTED] owner of 49/49A Hendon way LONDON NW2 2LX is my wife she tasked me with project managing the Build during March till November 2019. Due to the large amount of developments and conversions into studio flats within our neighbourhood and surrounding buildings we also decided it will be wise rather than build two dwellings to convert the existing dwelling into eight separate units in line with our neighbours.
3. Despite having previous planning approval for two separate dwellings. We quickly instructed, Annie and Felipe architects to submit a new planning application and proceeded to build accordingly. I was project managing from that outset and was present throughout the build my role included. Paying for materials Pumped Concrete, Grab Lorries, Roof, Timber Floors, Kitchens Bathrooms, electrics, Insulations, Meeting Building Control Officers on no less then 7 Occasions.
4. London Building, Control officer Bhavik Khokhani was called during plan Check, issuing Building notice to Barnet Council, commencement of work, digging, trench work foundations and pads steel works, DPC and DPM, underground drainage or structural works, including beans, installation of walls and roofs. This was all Passed and we were advised to carry on.
5. In late July 2019 I was told by Annie my architect that a visit was booked by the planning case officer designated for the Build – a Mr Ashley Niman of Barnet Planning Department.
6. In a conversation I was told in no uncertain terms by the planning officer saying he “agrees with the plans and the way the conversion was in principle.” “He will recommend passing of the scheme with his Line Manager - Lesley Feldman only needing minor adjustments to plan to bathroom upstairs. He would contact the architect, Annie asking her to make necessary amendments and will recommend approval within a few days so I was told to carry on with Build.

7. On completion in November 2019 there were 8 Self contained units created and there are still 8 self contained units on site.

8. The build was completed on the 1st of November 2019, and the first tenant moved in within a week occupying the first floor flat.

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.

DECLARED at



SOLOMON TAYLOR & SHAW LLP
3 Coach House Yard
Hampstead High Street
London NW3 1QF
Tel: 020 7431 1912
DX 144580 Hampstead 2

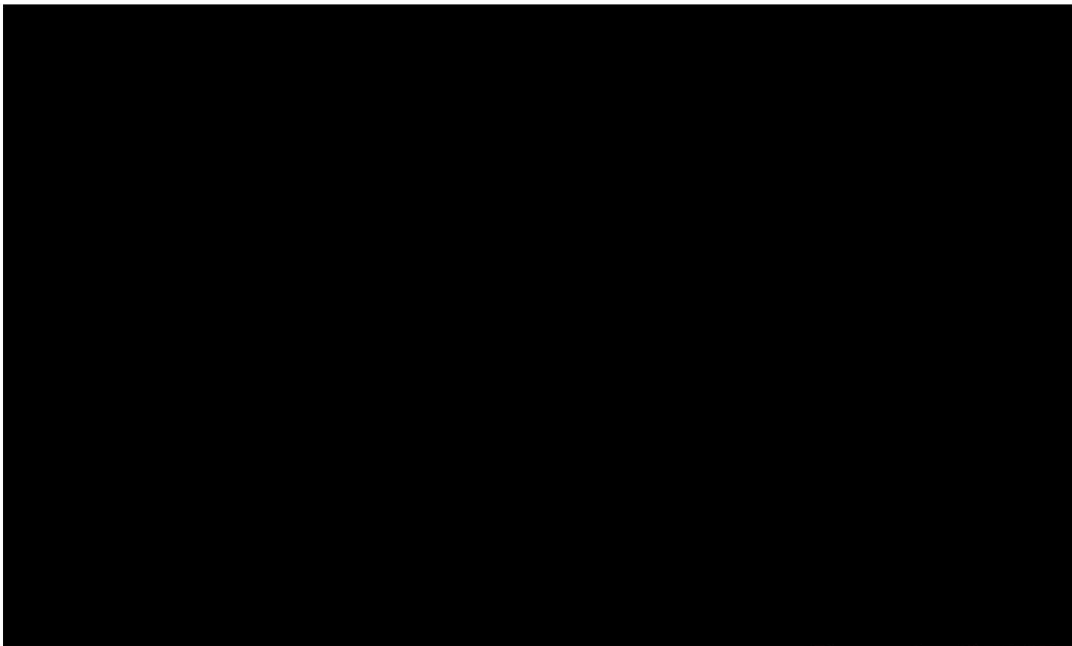
[REDACTED] Builder

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] born on the 11 September 1982 being over the age of 18 of 38
[REDACTED] do hereby solemnly and sincerely declare as follows:

1. My everyday work includes general Building roofing carpentry partition work.
2. [REDACTED] was introduced to me by Adel Mohanaei her husband She employed me to carry out works on the site 49 Hendon Way London NW2 2LX on March 1st 2019
3. My first job was to demolish the existing shed and the side extension, which was a garage and an annex building clear over the debris, construct, new site office/shed. Then proceeded to dig the foundations for an extension and side extension over two stories. At the beginning of the Build, the plans were changed and we followed the plans as supplied by Annie and Felipe to Build X8 self-contained flat units as per plan. All this work was completed on the 1st of November 2019. My involvement was the main Build throughout.
4. I meet the main private Building Control Officer Bhavik Khokhani on no less then 6 occasions throughout the build on the digging off the trenches stage foundation stage DPC stage cavity insulation stage, steel work stage, floor, joist, and insulation stage roofing stage partition stage. I was also present for sound testing, plumbing drainage stage. In late July 2019 I was also present with Adel Mohanaei during a visit by the planning case officer designated for the Build. MR Ashley Niman of Barnet Planning Department. After 2pm. In a conversation with Site Manager and my Boss Adel Mohanaei I recall the planning officer saying he agrees with the plans and the way the conversion is in principles. He will recommend passing of the scheme with his Line manager only need minor adjustments to plan on bathroom upstairs he will contact architect, Annie to request her to make necessary amendments and will recommend approval within a few days so I was told to carry on with Build.
5. I can confirm the plans attached are the full final build that I carried out from March till November 2019. MCA 1

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.



09 December 2023

Exhibit "MCA1" Referred to in the Statutory Declaration of Sworn this day of 2023

Before me A Solicitor/Commissioner for Oaths

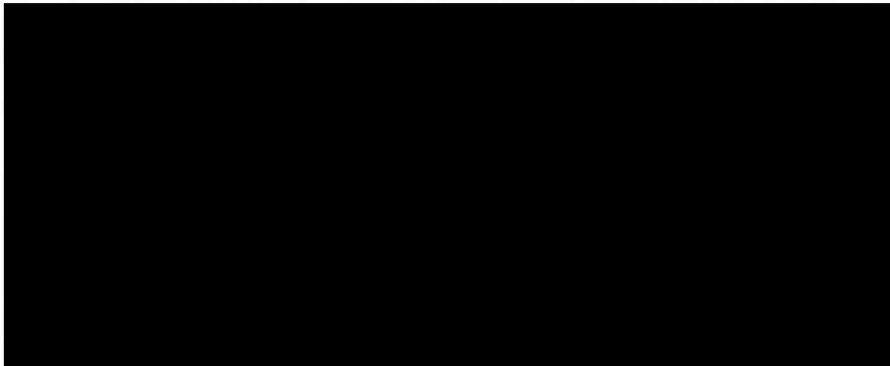


STATUTORY DECLARATION made under the Statutory Declaration Act 1835

██████████ being over the age of 18 of studio 3 49 Hendon way London
Way London NW2 2LX do hereby solemnly and sincerely declare as follows:

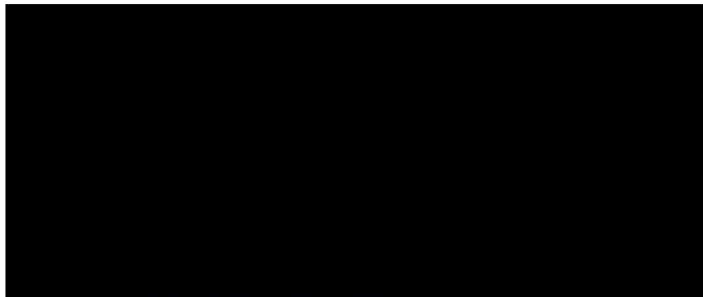
1. I am the current occupant of the above address.
2. I commenced my occupation on 5th December 2019
3. I was aware that the property had been converted into 8 no self-contained flats.
4. I believe the attached plan called "AH1" shows the layout of the property

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.



M. KHALID KHOKHAR
(Solicitor & Commissioner of Oaths)
WEMBLEY SOLICITORS
561 High Road, Wembley HA0 2DW
Tel: 020 3417 3700
E: khalid@wembleysolicitors.com

11/12/2023



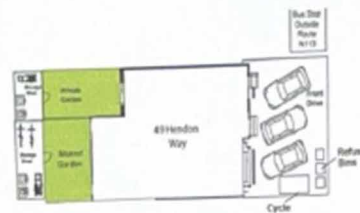
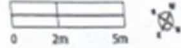
M. KHALID KHOKHAR
 (Solicitor & Commissioner of Oaths)

WEMBLEY SOLICITORS
 561 High Road, Wembley HA0 2DW
 Tel: 020 3417 3700
 E: khalid@wembleysolicitors.com

49 Hendon Way, London NW2 2LX

Tel: 020 3417 3700

SCALE BAR 1:500



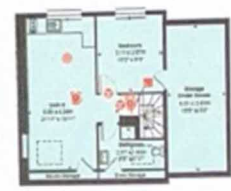
Site Plan - 1:200



Ground Floor



First Floor



Second Floor

[REDACTED]

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] being over the age of 18 and formerly of Flat 6 49 Hendon way London Way London NW2 2LX do hereby solemnly and sincerely declare as follows:

1. I am the Former occupant of the above address.
2. I commenced my first occupation in November 2019 until April 2021.
3. I was aware that the property had been divided into 8 no self-contained flats.
4. I believe the attached plan called "OG1" shows the layout of the property while I was resident there

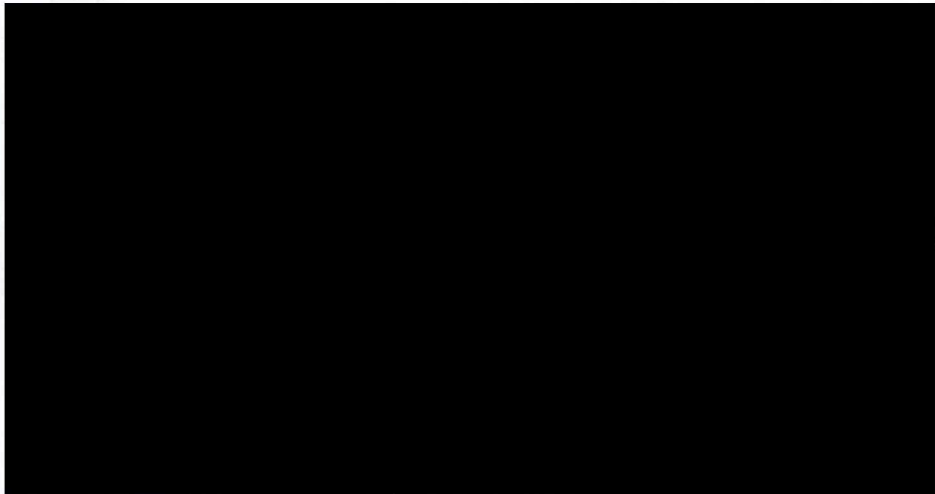
And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.

[REDACTED]

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] being over the age of 18 formerly of Unit 1 and Unit 6 49 Hendon Way London NW2 2LX do hereby solemnly and sincerely declare as follows:

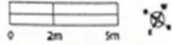
1. I was former Tenant at the above address.
2. I commenced my first occupation on January 20th 2020 until December 2020 in Flat 1 I then went back to my native Italy following lifting of travel restriction in covid lockdown. I returned in October 2021 when I lived in Flat 6 on the first floor until April 2022.
3. I was aware that the property was divided into 8 no self-contained flats.
4. I never owned a car or had use of a car throughout my stay.
5. I believe the attached plan called "NC1" shows the layout of the property while I was resident there



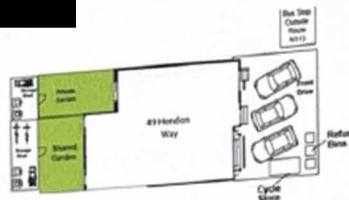
Paraffin V Edwards LLP Solicitors
1st Floor, 18 St. John's Road
London
SW11 1PN

49 Hendon Way, London NW2 2LX

SCALE 1:500



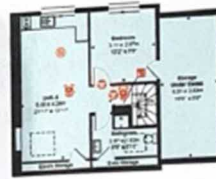
Ground Floor



Site PLAN - 1:200



First Floor



Second Floor

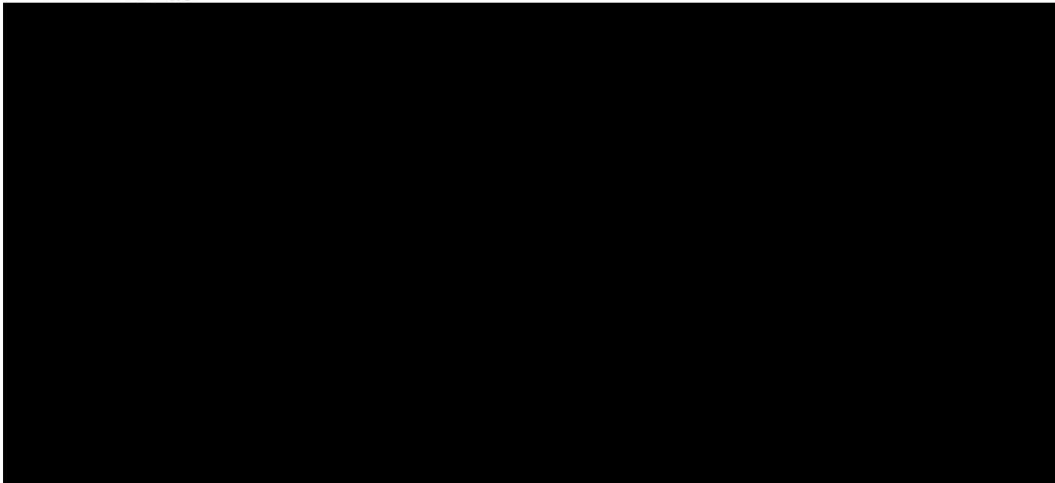
STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] being over the age of 18 of Unit 8 49 Hendon way London Way
London NW2 2LX do hereby solemnly and sincerely declare as follows:

1. I am the current occupant of the above address.
2. I commenced my first occupation on May 2021
3. I was aware that the property had been divided into 8 no self-contained flats.
4. I believe the attached plan called "PP1" shows the layout of the property

And I make this Declaration consciously believing the same to be true in
accordance with the provisions of the Statutory Declarations act 1835.

DECLARED at



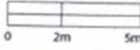


Before me
A Solicitor/Commissioner for Oaths

49 Hendon Way, London NW2 2LX

TOTAL FLOOR AREA 264.2 SQ. M. 2842 SQ. FT.

SCALE BAR 1:50



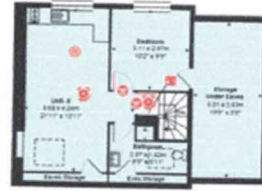
Site Plan - 1:200



Ground Floor



First Floor



Second Floor



8 [REDACTED]

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] being over the age of 18 of studio 2 49 Hendon way London Way London NW2 2LX do hereby solemnly and sincerely declare as follows:

1. I am the current occupant of the above address.
2. I commenced my occupation in March 2023
3. I am aware that this property had been converted into 8 no self-contained flats.
4. I believe the attached plan called "RP1" shows the layout of the property

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.

DECLARED at

[REDACTED]

.....

Solicitor/Commissioner for Oaths

SOLOMON TAYLOR & SHAW LLP
3 Coach House Yard
Hampstead High Street
London NW3 1QF
Tel: 020 7431 1912
DX 144580 Hampstead 2



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Tel: 020 7431 1912
DX 144580 Hampstead 2

49 Hendon Way, London NW2 2LX
Total Internal Area 284.5 sq. m. (2845 sq. ft.)

SCALE BAR 1:50



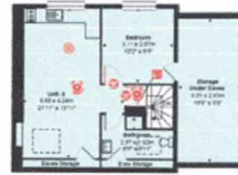
Ground Floor



Site Plan - 1:200



First Floor



Second Floor

[REDACTED]

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] being over the age of 18 of studio 1 49 Hendon way London
Way London NW2 2LX do hereby solemnly and sincerely declare as follows:

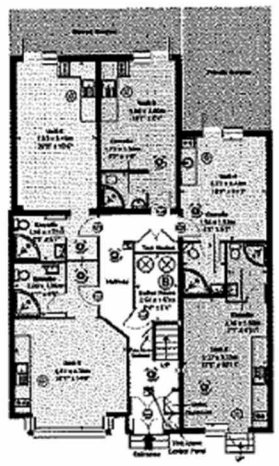
1. I am the current occupant of the above address.
2. I commenced my first occupation in April 2021
3. I own a car which I park outside my door.
4. I was aware that the property had been divided into 8 no self-contained flats.
5. I believe the attached plan called "SB1" shows the layout of the property

And I make this Declaration consciously believing the same to be true in
accordance with the provisions of the Statutory Declarations act 1835.

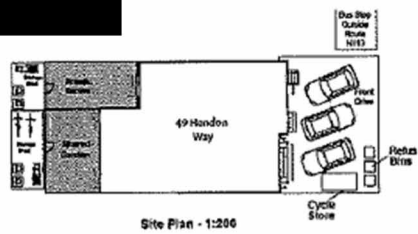
DECLARED at

[REDACTED]

nci



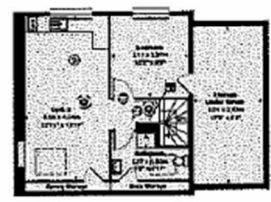
Ground Floor



Site Plan - 1:200



First Floor



Second Floor

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

[REDACTED] being over the age of 18 of Unit 7@ 49 Hendon way
LondonWayLondonNW22LX do here by solemnly and sincerely declares as
follows:

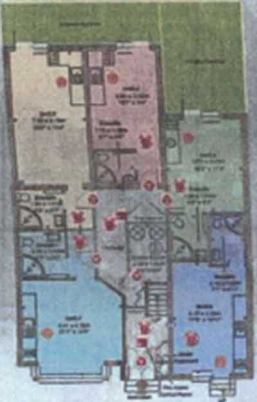
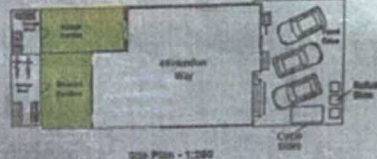
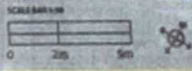
1. I am the current to occupant the above address.
2. I commenced my occupation in August 2023.
3. I was aware that the property had been converted into 8 no self- contained flats.
4. I believe the attached plan called "JM1" shows the layout of the property.

And I make this Declaration consciously believing the same to be true in
accordance with the provisions of the Statutory Declarations act 1835.

Signature of [REDACTED] London, NW22LX

[REDACTED]

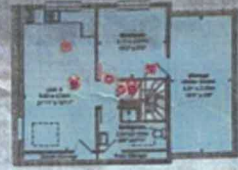
77A BAKER STREET
W1U 6RF
2 OXFORD CIRCUS NORTH



Ground Floor



First Floor



Second Floor