


**Mr Ashish and Dr Preya Patel
2704 Al Majara 1
Al Hubob Street
Dubai
United Arab Emirates**



5th March 2024

To whom it may concern,

**RE: 3 Hazon Way, Epsom, Surrey, KT19 8HD
Application for a lawful development certificate for an existing use.**

This letter is related to a lawful development certificate application for 3 Hazon Way, Epsom, Surrey, Kt19 8HD.

This property was purchased in April 2011 as a 3 bedroom house. Since purchase and building work completion in 2011, this property has been used as two self-contained 2 and 3 bedroom maisonettes continuously until today.

Enclosed are as many corroborative documents and pieces of evidence to confirm this fact, including dated letters from the architectural designer for house conversion into 2 flats in April 2011, dated architectural plans from 2011, designs of 2 kitchens designs dated 2011, available tenancy agreements which all moved to rolling contracts after the initial period and letters of confirmation from tenants we have contact with. There was continuous use of both apartments leaving no vacant periods in both apartment, we also include some dated photos of the property advertised as 2 independent units. We were in full time continuous residence of one of the (downstairs) apartment since December 2011.

We confirm we have strict adherence the ten year rule of continuous use, with the property having been used as 2 separate dwellings in excess of this time. We enclose all the available and required proof available to us. The apartments have been wonderful homes, and have provided residence for community members who make positive contributions towards community life in Epsom.

This letter and all documents submitted are sworn statutory declarations of the complete truth. We look forward to hearing from you at the earliest available opportunity. We will be travelling to the United Kingdom for a short period in April 2024 and would be happy to meet you within that timeframe, alternatively are always happy to be contacted on our above details.

Yours Sincerely,

Dr Preya and Mr Ashish Patel