

Statutory Declaration

I, Karan Kapoor being the full name of the person making this declaration of 161 Park Avenue, Ruislip, HA4 7UN do solemnly and sincerely declare that I own and live at the property at 161 Park Avenue, Ruislip HA4 7UN which is the application property, which is registered at HM Land Registry under Title Number MX295414 ("the Property").

I acquired the application property, in May 2018 as a single-family dwelling requiring substantial works of improvement in order to make it suitable for the long-term needs of my family.

On 29th May 2018 I applied to the London Borough of Hillingdon, "the LPA", for planning permission for a substantial remodelling of the then existing property which included the erection of a part two storey, part single storey rear extension, a first-floor front/side extension including conversion of the attached garage to habitable use, with associated alterations to front elevation, and raising of the roof, a porch to the front, and alterations to the side elevations. Planning permission was granted on 31st July 2018 under reference 23787/APP/2018/1979. We made a number of alterations to the consented development proposal which were made the subject of a revised development proposal that were approved by the LPA on 31st July 2018 under reference 23787/APP/2018/1979.

We appointed TR Dream Ltd as our Contractor for the building works and Wilkinson Construction Consultants as our Approved Inspector for the purposes of the Building Regulations 2010. Works were commenced on site at the application property on 13th May 2019. During the course of the construction works we made a number of adjustments to the plans to improve the living arrangements, for ease of construction and in response to unforeseen materials shortages and costs inflation.

The Contractor, the Approved Inspector and I took photographs of the works as they progressed. A selection of time stamped photographs from this collection is

attached to this statement as Document 1 which is titled build timeline photos. These show that by 22nd February 2020, barring some decorative finishes, all works affecting the external appearance of the building were complete. I recall that the remaining decorative finishes were complete by the end of February 2020. I confirm also that no further works were commissioned or carried out affecting the external appearance of the application property after this date until April 2024 when I added glazing bars to the central window at first floor level. My agents have advised that this does not require planning permission.

I understand that the Town and Country Planning Act 1990 provides for building works carried out more than 4 years ago to be made lawful by way of a Lawful Development Certificate. I therefore ask for the Local Planning Authority to grant a Lawful Development Certificate for the works of extension and alterations carried out at the application property, as shown in the drawings that accompany the application made by my agents, Stewart Management & Planning Solutions Limited, on my behalf.

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

Signed 

Full name: MR KARAN KAPOOR

Declared at:

Allsop Durn LLP

17 King Edwards Road Ruislip HA4 7AE

This 10th day of April 2024

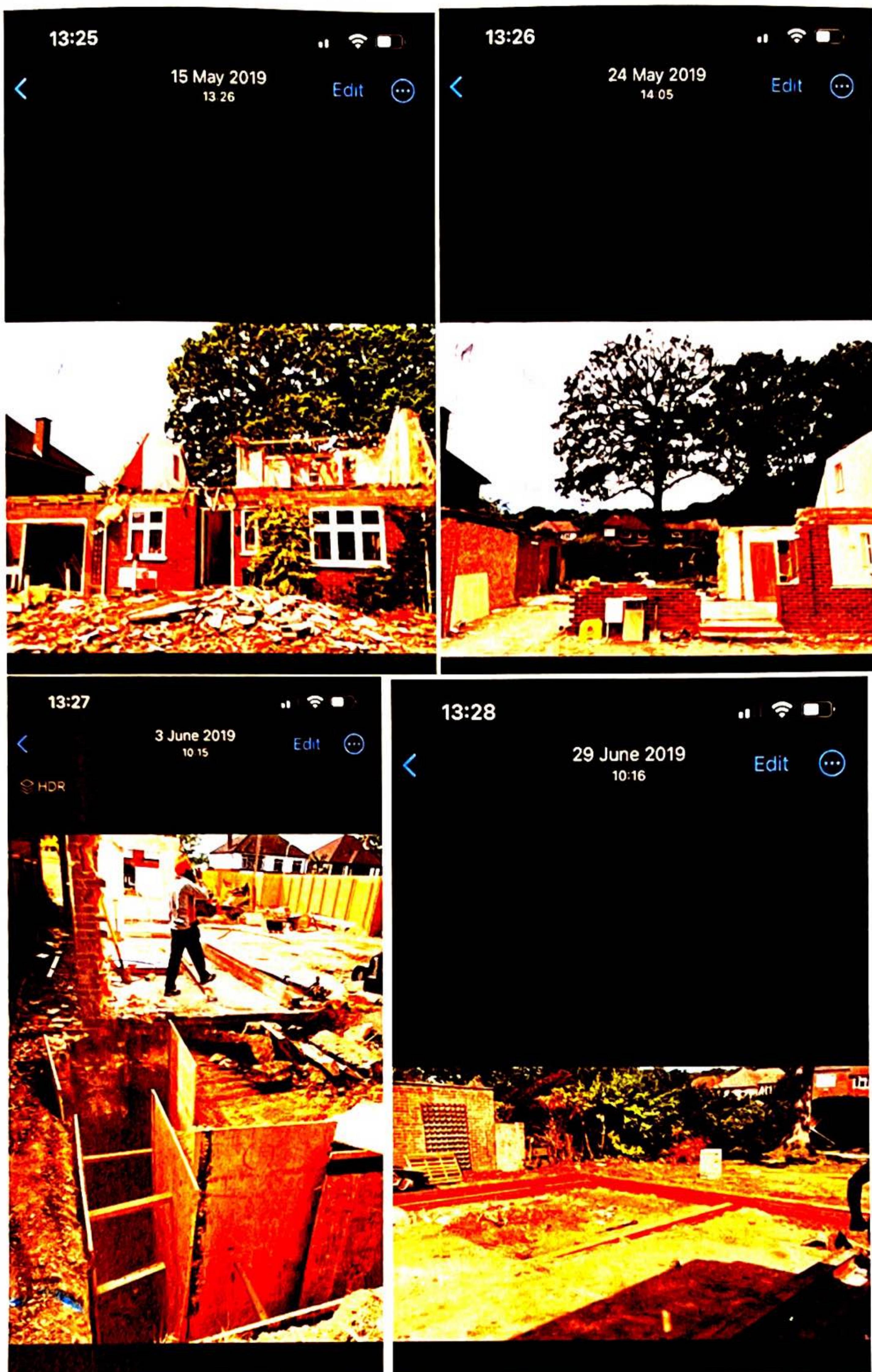
Signed before me  Full name: Roz Allsop

Being the full name of the Solicitor/Commissioner for oaths/Magistrate.

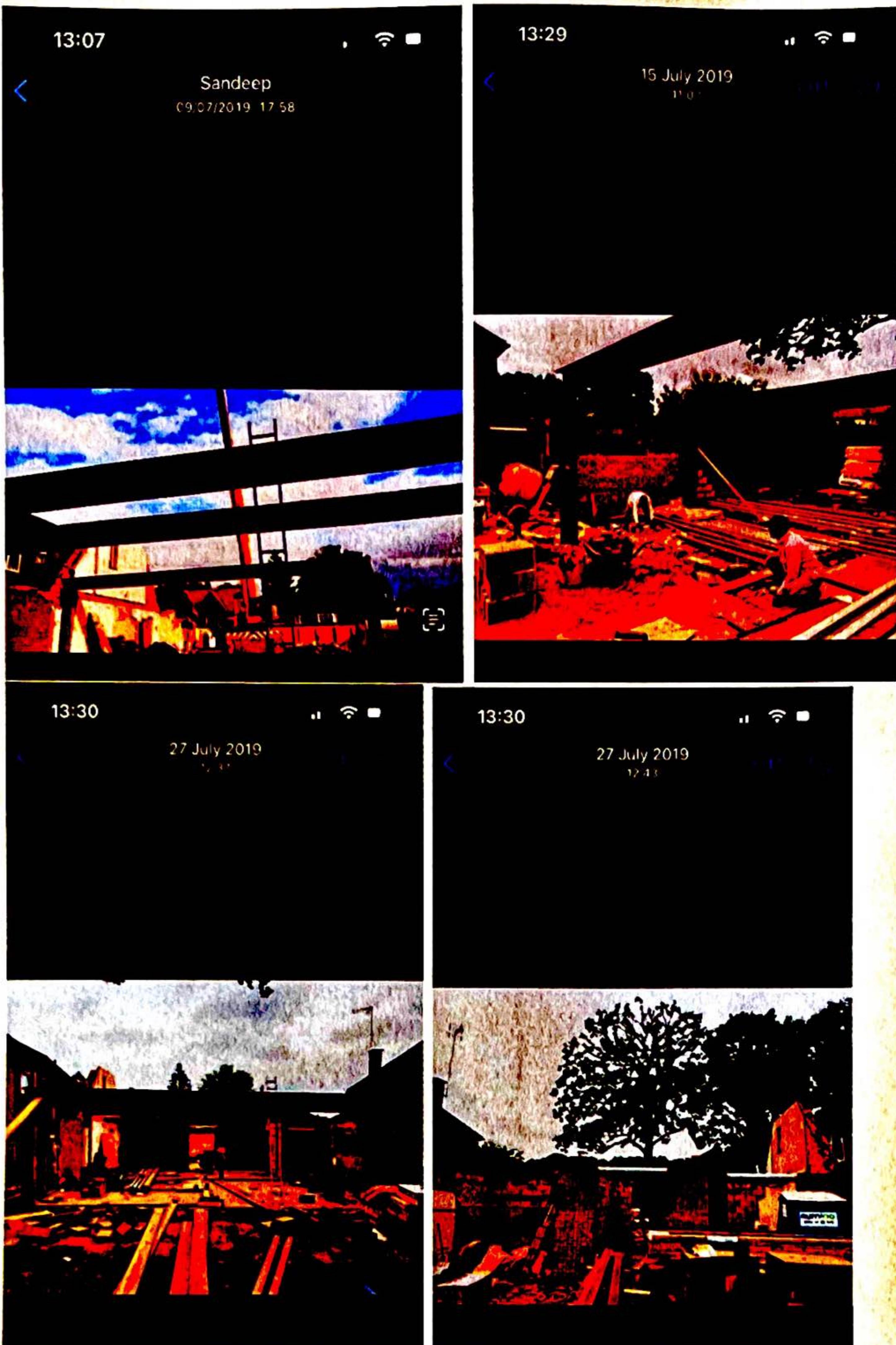
Roz Allsop (FCILEX)
Consultant
Allsop Durn LLP
17 King Edwards Road
Ruislip
Middlesex HA4 7AE

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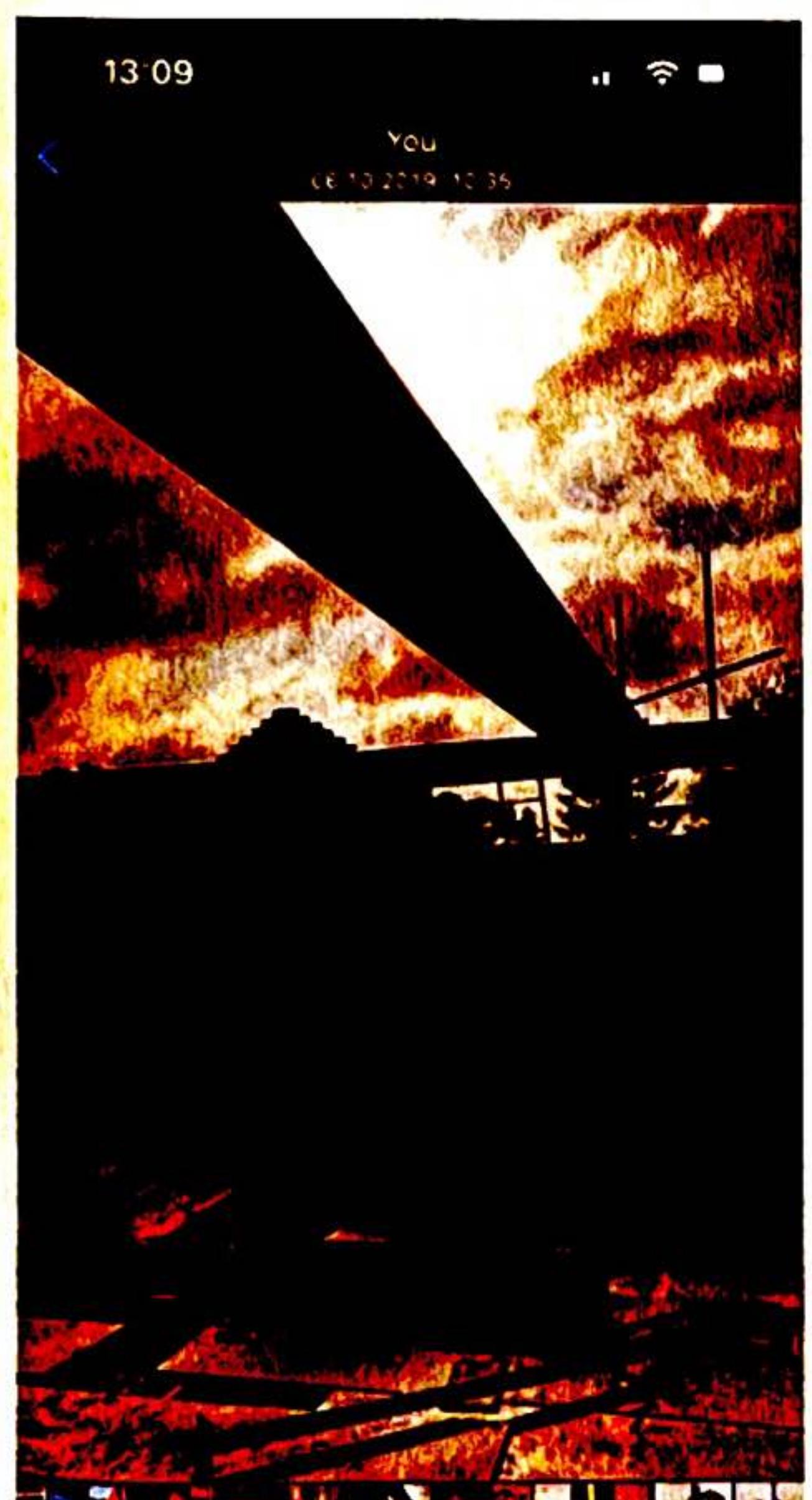
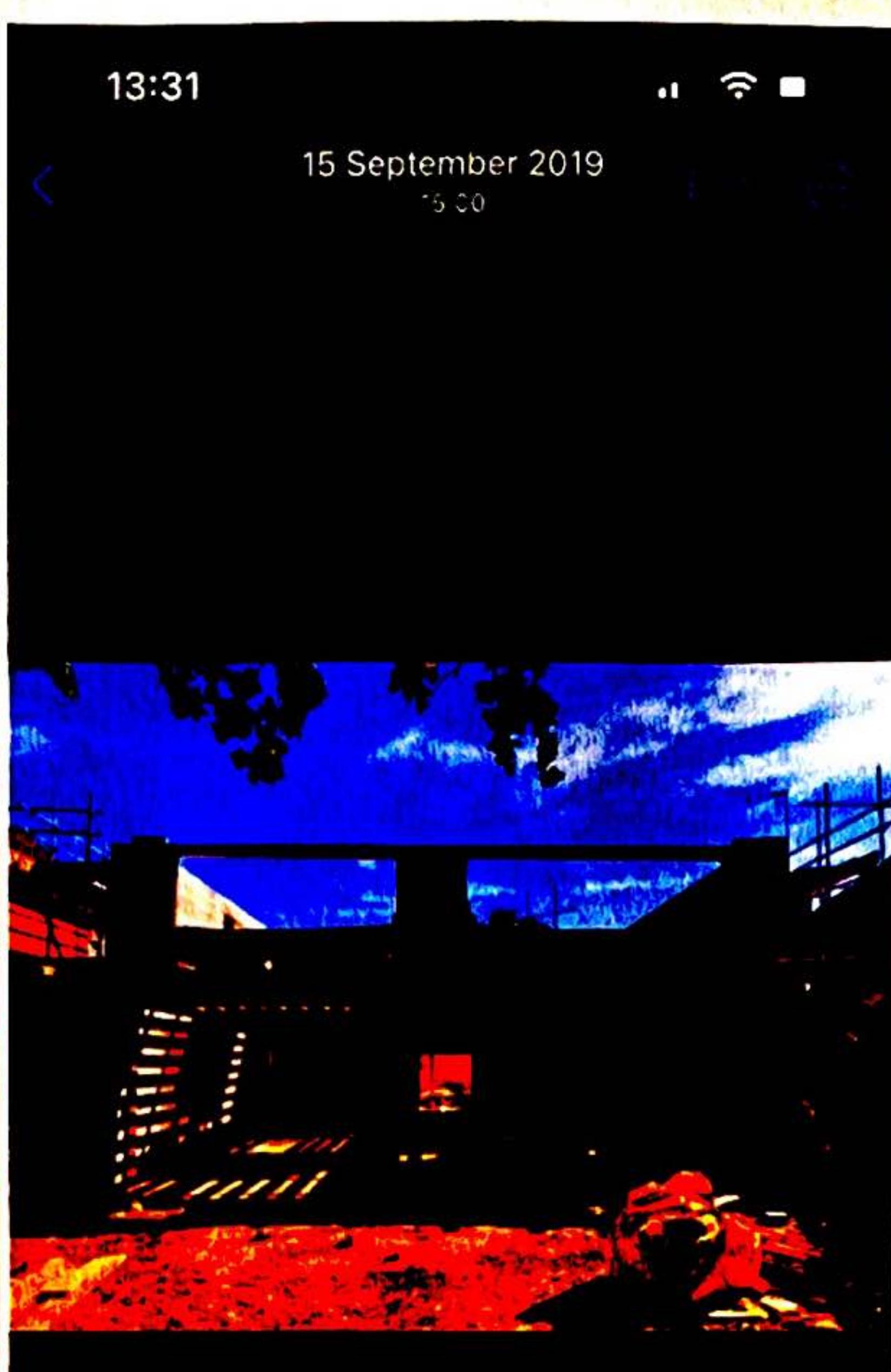
Commissioner for Oaths.



Wip. Rox ALSER
10/04/2024



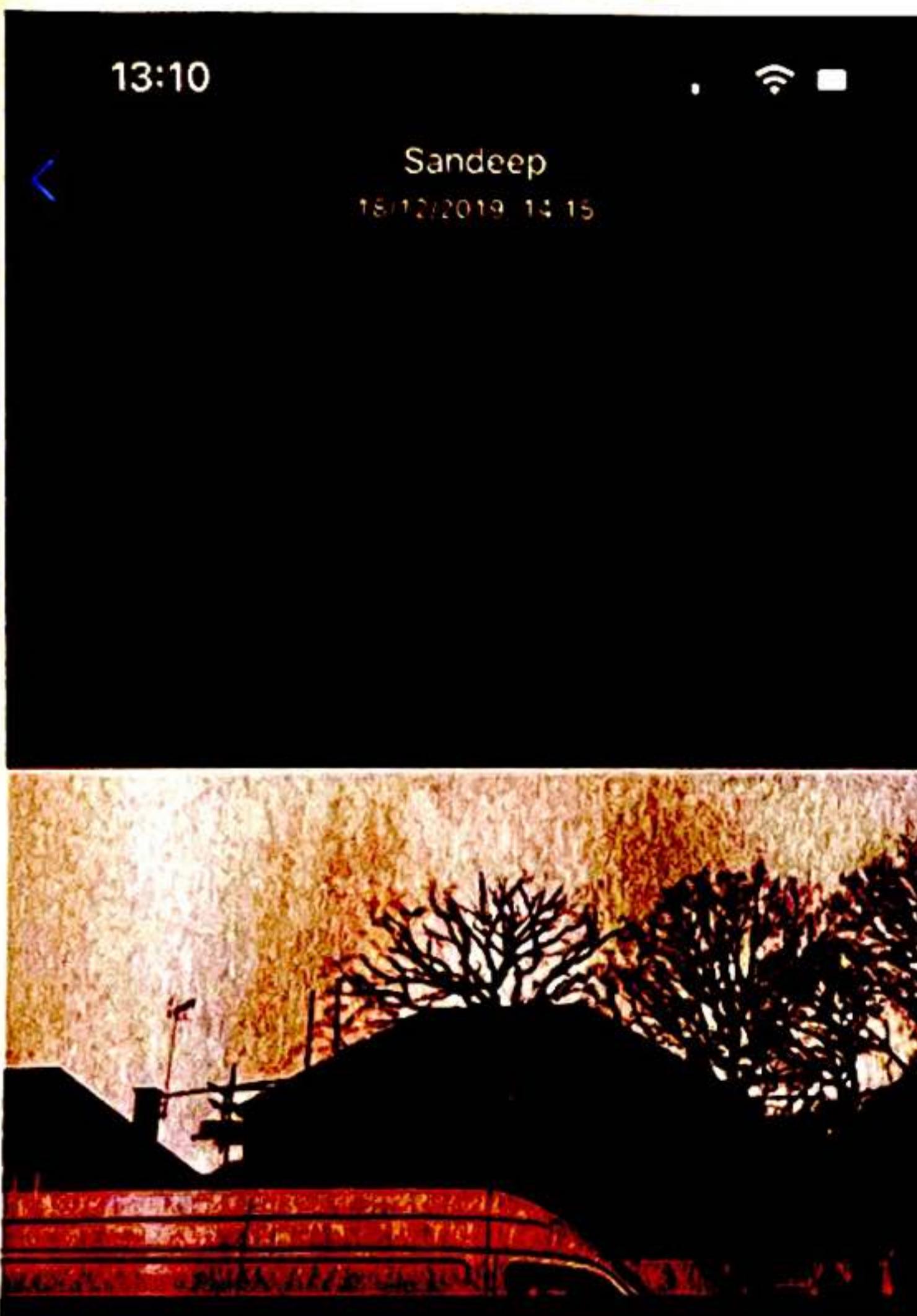
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Map

Roz AlLsop

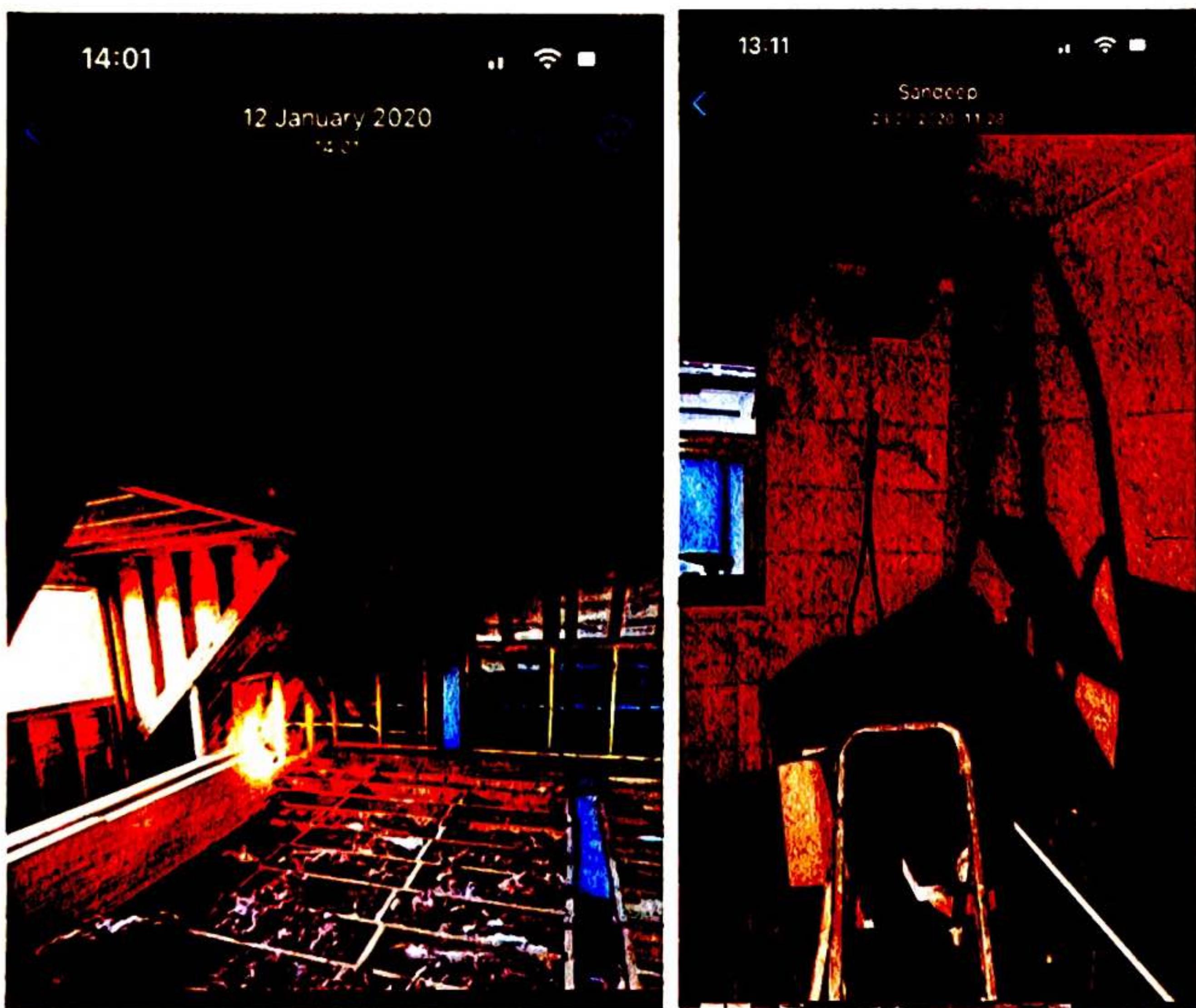
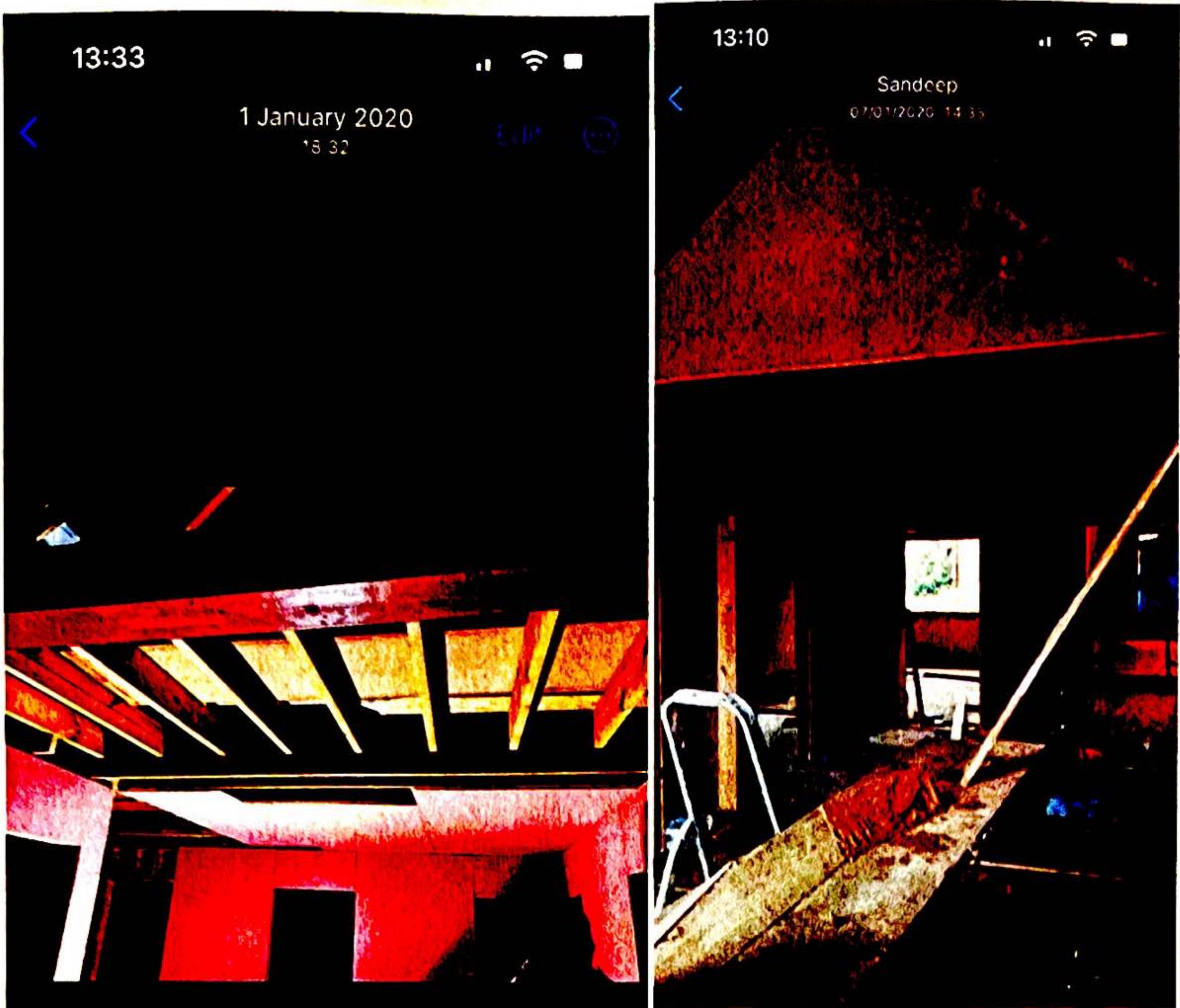
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Map

Roz ASL SOP

10/04/2024



Roz Akersop

10/04/2024

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22 February 2020
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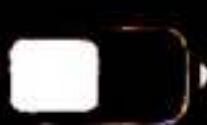


HDR



Map 10/04/2024
for M/SOP

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22 February 2020
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Roz Alleson May 10/04/2024