

Statutory declaration of John Mullan

I, John Mullan of Willow Cottage, Longlands Road, the Witterings, PO20 8DD do solemnly and sincerely declare that: -

1. I make this statutory declaration in support of an application for a certificate of lawful development in respect of the conversion of the property known as Flat 2, 31 South Terrace, Littlehampton BN17 5NU from a one bedroom to a studio flat.
2. I am the owner of the property with my former wife Clare Mullan. The property is held by us under a long lease and is registered at HM land registry under title no. W5X94474
3. We purchased the property as a one bedroom flat on 22 March 2004, with the intention of letting it out, prior to which we refitted it, converting it from a one bedroom flat to a studio apartment.
4. There is now produced me marked exhibit "JM1" a plan that shows the layout of the flat prior to and after the works which is how it currently remains.
5. At the time we undertook the works, I understood that planning permission was not required. However, this fact has been questioned by the Freeholder and has resulted in my making this application. As evidence of when the works were undertaken I have included in "JM1" the drawings prepared by the builder in 2004. I do not have anything else surviving from that time. However, in 2010 we were thinking of selling the property and I had correspondence with the freeholders agents asking they approve the work and I attach a copy of their letter 24 May 2010 in which they refer to and acknowledge the works having been undertaken.
6. I accordingly request I be issued with a certificate of lawful development on the basis the works affect a residential property and have been in existence since 2004.

I make this solemn and sincere declaration by virtue of the statutory declarations act 1835.

Declared by John Mullan
This 26 day of Jan, 2021
At

WILLOW COTTAGE
LONGLANDS ROAD
WITTERINGS
PO20 8DD

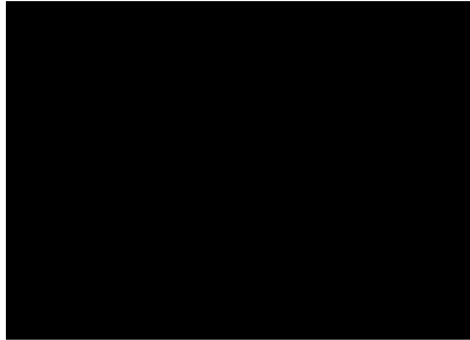
Signed

Before me a Solicitor/commissioner for oaths

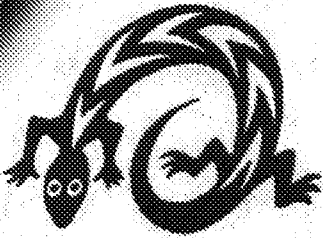
MAURICE DYANE BAKER

SMR Solicitors
1 Shore Road
East Wittering
West Sussex
PO20 8DY

Exhibit JM1



SMR Solicitors
1 Shore Road
East Wittering
West Sussex
PO20 8DY



Gecko Home & Business Improvement

1 Manor Gardens
London
W3 8JU
United Kingdom

10 October 2004

Mr. John Mullan
Maybrook House
97 Godstone Road
Caterham
Surry
CR3 6RE
Tel: 01883 331144

~~7002 12111~~

12 OCT 2004

Dear John

Please find some idea's on the following pages, which I have come up with.

Please forward any suggestions, ideas or changes you would like to make.

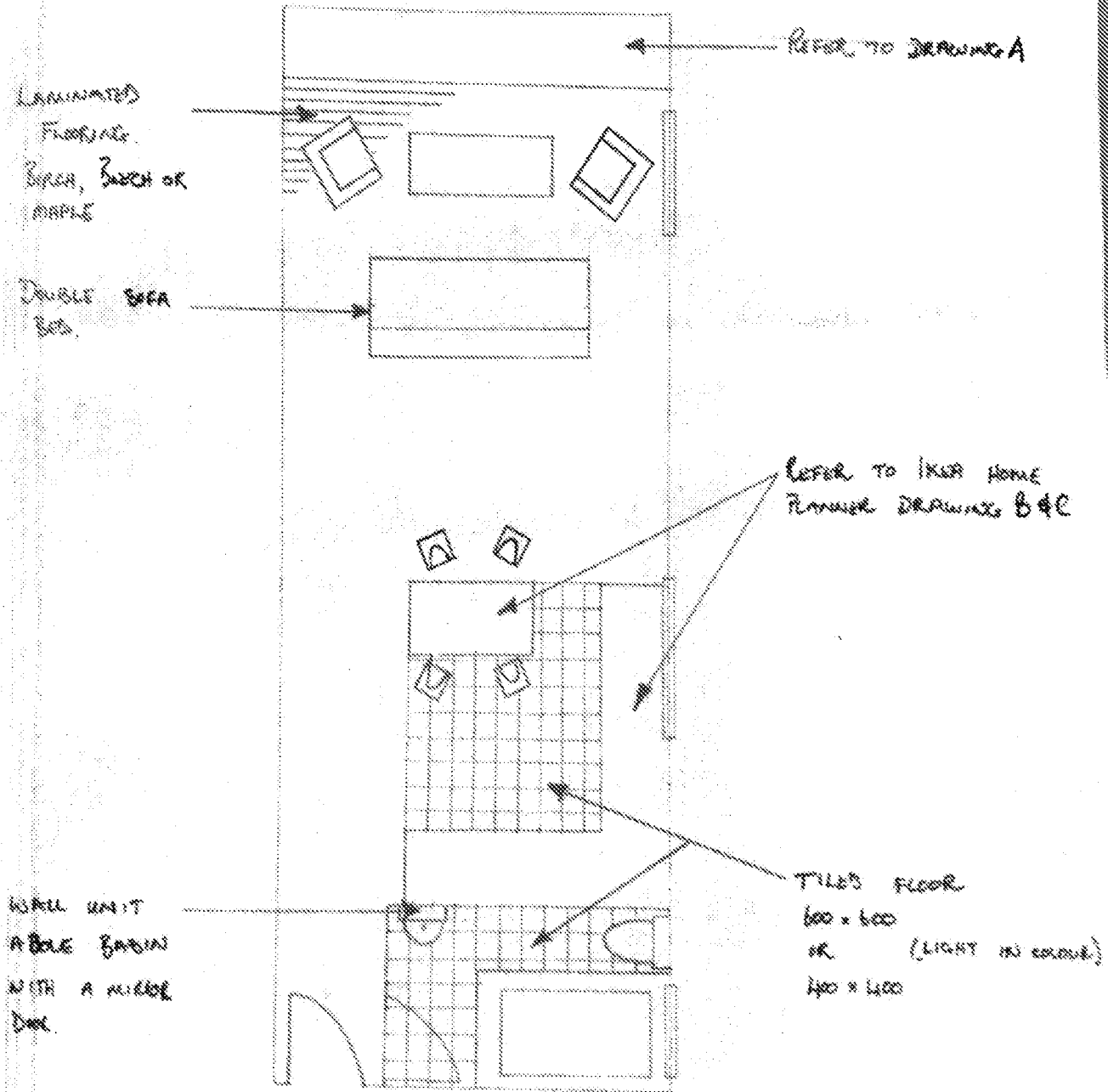
I'll be in the mean time drawing up a schedule for the works to be carried out at Littlehampton.

Also please note the drawing are not to scale.

Many Thanks

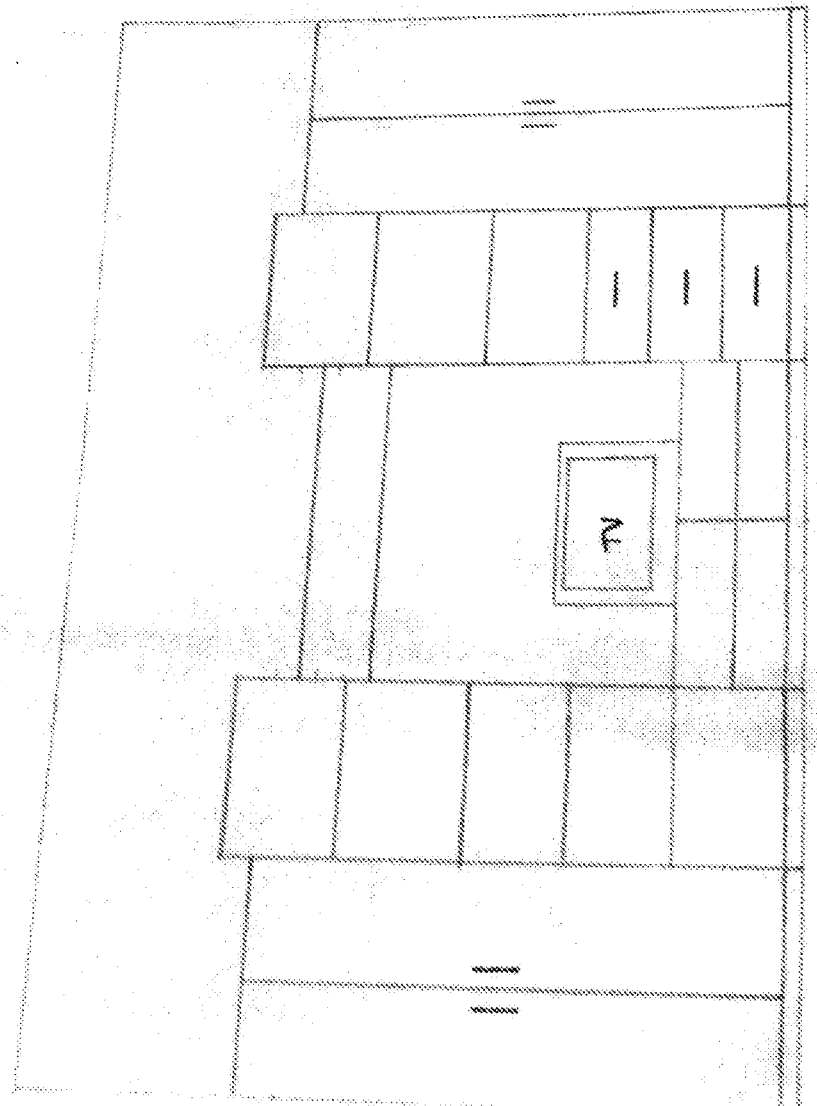
Sven P Seeberger

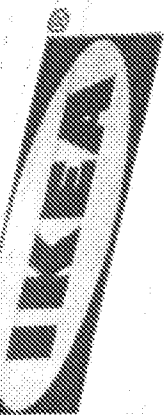
John Wulcan



Drawn, A.

SOLID PINE WARDROBES,
SHELVEING UNITS AND
TV CABINET.

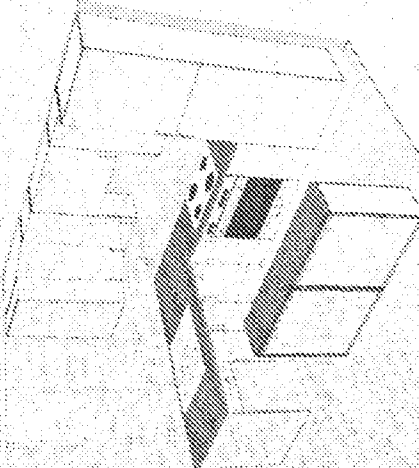




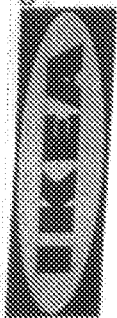
Home
Planner

Design B

File name: design B
Date: 10/10/2004
Dimension: 725 cm x 250 cm
Your note:



Angus View

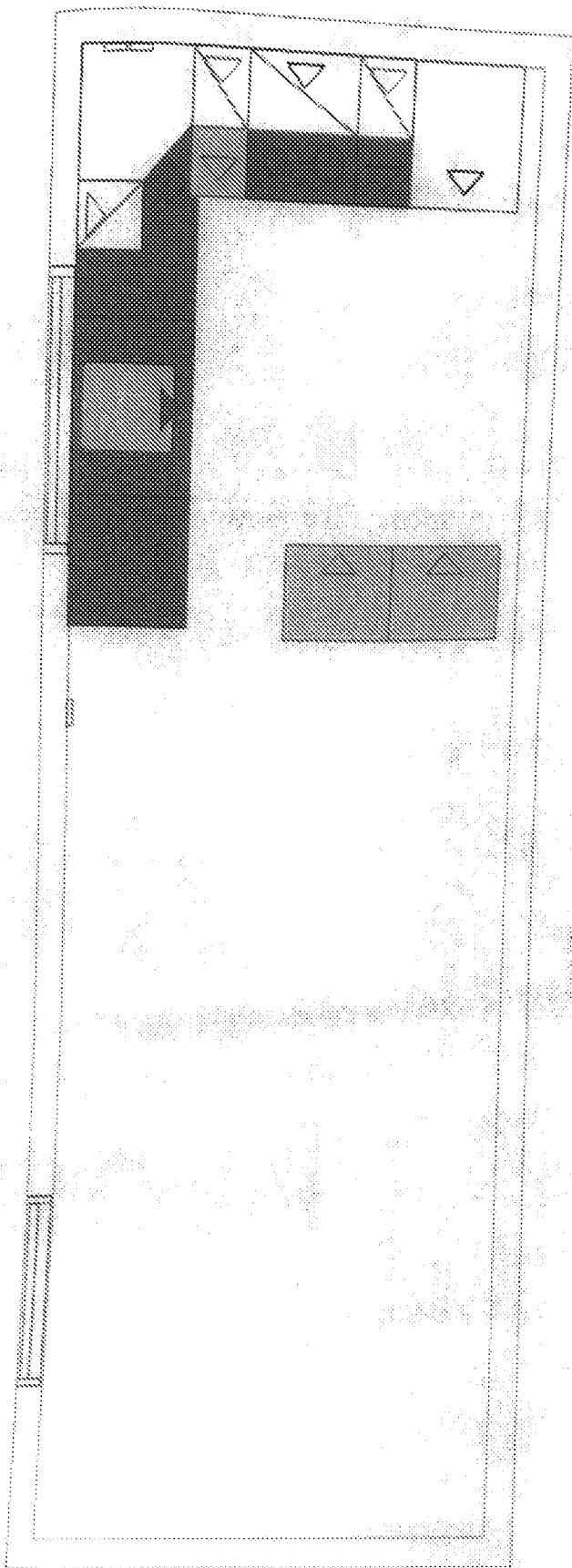


Home
Planner

Denise C

File name: design B
Date: 10/10/2004
Print to fit paper size
Dimension: 725 cm x 250 cm

Your table



Top view

Rockford Property Management Ltd.

872

Telephone 01903 785545 — Email rockford@rock.com

*Car. Ref.
Hous. Ref.*

Date: 24th May 2010 (dictated)

*30 Chapel
Wickham
West Sussex
BN11 1BN*

Mr. John Mullan
Willow Cottage
Longlands Road
East Wittering
West Sussex PO20 8DD

Dear Mr. Mullan,

We thank you for your letter of the 26th April 2010 and enclosures. We have handed the same to the Landlord who in turn handed them to his Solicitors.

The landlord, David Charles, informs us that he is unable to agree the property details prepared by Graham Butt. This is because he has never given his permission for the conversion carried out to turn Flat 2 from a one bedroom flat to a studio flat.

Mrs. Mullan rang Mr. Charles to ask his permission as freeholder to carry out the works. Mr. Charles informed Mrs. Mullan that he needed a copy of the plans for the intended works for his architect's perusal. Mr. Charles also informed Mrs. Mullan during the said phone conversation that the center brick wall she said you intended taking down was in his recollection, a supporting wall. No plans were received by the landlord and therefore, no permission was given. The Lease clearly states that the Landlord's permission is required on any structural changes to Flat 2, and any of the other six flats, for that matter.

The Landlord wishes us to inform you that he requires Flat 2 to be reinstated to it's original state as shown in the lease.

Yours faithfully



Rockford Property Management Limited.

