

DATED

2025

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**STATUTORY DECLARATION CONFIRMING USE**

OF

**CLAIRE PARKER**

RELATING TO

**16 LAUREL RD,  
LONDON SW13 0EE**

DRAFT

I Claire Parker of 18 Collingwood Avenue, London N10 3ED do solemnly and sincerely declare that:

1. My parents, James Mavin Parker and Pauline Ann Parker, purchased 2 semi-detached houses adjacent to each other in the late 1990's:

- a. 16 Laurel Road on 9 August 1996 through their company ROTHKO LIMITED (Co. Regn. No. 2838631) of 19 Laurel Road, Barnes, London SW13 0EE. See **CP1 SY91592 title documents**. **CP2 are the ownership details for Rothko**.

- b. 17 Laurel Road on 7 May 1998 under a joint tenancy. See **CP3 SY75563 title documents**.

At the time they were living (since the mid-1970s) in another house on the street - 19 Laurel Road - which they later sold.

2. They lived in number 16 and 17 for a number of years and then they applied for planning permission under reference 10/2996/HOT to add an infill room at the front on the first floor (to match the other houses in the row) as well as to extend the loft space on the second floor. Planning Permission for this was granted 8 December 2010.
3. Subsequently James and Pauline applied for planning permission under reference 12/0474/HOT to extend the back of the houses on the ground floor and construct a balcony on the first floor over the extension. Planning Permission for the ground works was granted 31 July 2012.
4. Building works began on the property in 2011, but the completed property was significantly more interconnected than the approved plans had shown. Specifically, drawings **2448/5.04 and 2448/5.05 at exhibit CP4 & 5** were deviated from in allowing more interconnection and the two reception rooms on ground and first floor and the kitchen/dining room on the ground floor which spanned both no. 16 and 17 (see exhibit **CP6 Sales Brochure** as to how the property has been configured since 2014.)
5. Pauline and James worked with two architects, James Mather from Johnston and Mather and Leo Pelleriti who is now a director at Wimshurst Pelleriti. They also worked with structural engineers Baxter Glaysher Consulting to ensure that building regs were complied with in removing the wall between the two houses. (See exhibit **CP7 invoices from Baxter Glaysher Consulting**)
6. In 2013 Pauline and James worked with Colin Astridge at Kitchen Architecture to design and install a Bulthaup kitchen in the main living area (the open plan room at the back, spanning both houses). (See exhibit **CP8 invoice from Kitchen Architecture**)
7. In 2012/13 the wall between the two houses at the rear and the boundary wall between the two gardens were removed, as well as the wall between the two

houses at the front, and the fence in between the two gardens. Pauline and James employed a gardener, Chris Bell, to landscape the garden so that it was one garden. A patio was added in 2013 which spanned the joined house and garden.

8. Practical completion was achieved 7 March 2014 (see exhibit **CP9 completion certificate and CP10 final invoice from Johnston & Mather**)
9. The architect Leo Pelleriti returned to the house in February 2015 and arranged for architectural photos to be taken of the completed house. The house was also subsequently featured in an article about the design process. (See **exhibit CP11 Wimshurst-Pelleriti portfolio page from website, and CP12 DesignCurial article 1 February 2016.**)
10. They lived in the joined house until they died (James died in July 2023 and Pauline died in October 2023). The house has not changed since practical completion and is on the market today as it has been for the at least the last 10 years.
11. I visited my parents at the house, both during the building works in 2011-2013 and on numerous occasions in the years afterwards until they died. I attended family birthdays, Christmases and other gatherings hosted by my parents at the house from the end of 2013 onwards. I also stayed over at the house sometimes with my husband and kids. Please see the following photos illustrating my time at the house:
  - a. **CP13 Work in progress on the house 13 November 2012 (and before photo)**
  - b. **CP14 Patio laid spanning the joined house 15 September 2013**
  - c. **CP15 Back Garden without separation 12 December 2013**
  - d. **CP16 Living room spanning the joined house 1 January 2014 (and metadata confirming date taken)**
  - e. **CP17 Illustrative photo of living room from patio with kitchen visible 28 June 2015 (and metadata confirming date taken)**
  - f. **CP18 Christmas in the living room with garden visible 25 December 2018 (and metadata confirming date taken)**
  - g. **CP19 Illustrative photo of living room 26 June 2019 (and metadata confirming date taken)**
12. In order to provide a complete picture of the life of the joined property, I am also attaching the recent EPC we have obtained for the property which is now known as only no. 16: see **CP20 EPC for 16 Laurel Road**. I also note that the address 17 Laurel Road, SW13 0EE does not exist on the Royal Mail postcode finder, and is therefore not a registered postal address.

13. From my personal knowledge I am able to confirm that 16/17 Laurel Road has been occupied continuously as a single private residence now known as 16 Laurel Road, and not as two separate residences since March 2014.

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

Signature of declarant.....

Declared at .....[ADDRESS]

on .....[DATE]

before me .....[NAME]/ Commissioner for Oaths/Solicitor

Signed.....

DRAFT

**Exhibit CP1 SY91592 title documents**

This is the exhibit marked "CP1 SY91592 title documents" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP2 ownership details for Rothko**

This is the exhibit marked "CP2 ownership details for Rothko" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP3 SY75563 title documents**

This is the exhibit marked "CP3 SY75563 title documents" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP4 Drawing 2448/5.04**

This is the exhibit marked "CP4 Drawing 2448/5.04" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT



**Exhibit CP5 Drawing 2448/5.05**

This is the exhibit marked "CP5 Drawing 2448/5.05" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP6 Sales Brochure**

This is the exhibit marked "CP6 Sales Brochure" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP7 invoices from Baxter Glaysher Consulting**

This is the exhibit marked “CP7 invoices from Baxter Glaysher Consulting” referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP8 invoice from Kitchen Architecture**

This is the exhibit marked “CP8 invoice from Kitchen Architecture” referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP9 completion certificate from Johnston & Mather**

This is the exhibit marked “CP9 completion certificate from Johnston & Mather” referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP10 final invoice from Johnston & Mather**

This is the exhibit marked "CP10 final invoice from Johnston & Mather" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP11 Wimshurst-Pelleriti portfolio page from website**

This is the exhibit marked “CP11 Wimshurst-Pelleriti portfolio page from website” referred to in the Statutory Declaration of Claire Parker dated this            day of            2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP12 DesignCurial article 1 February 2016**

This is the exhibit marked “CP12 DesignCurial article 1 February 2016” referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT



**Exhibit CP13 Work in progress on the house 13 November 2012 (and before photo)**

This is the exhibit marked “CP13 Work in progress on the house 13 November 2012 (and before photo)” referred to in the Statutory Declaration of Claire Parker dated this        day of 2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP14 Patio laid spanning the joined house 15 September 2013**

This is the exhibit marked "CP14 Patio laid spanning the joined house 15 September 2013" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP15 Back Garden without separation 12 December 2013**

This is the exhibit marked “CP15 Back Garden without separation 12 December 2013” referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP16 Living room spanning the joined house 1 January 2014**

This is the exhibit marked "CP16 Living room spanning the joined house 1 January 2014" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP17 Illustrative photo of living room from patio with kitchen visible 28 June 2015**

This is the exhibit marked “CP17 Illustrative photo of living room from patio with kitchen visible 28 June 2015” referred to in the Statutory Declaration of Claire Parker dated this        day of 2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP18 Christmas in the living room with garden visible 25 December 2018**

This is the exhibit marked “CP18 Christmas in the living room with garden visible 25 December 2018” referred to in the Statutory Declaration of Claire Parker dated this        day of 2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP19 Illustrative photo of living room 26 June 2019**

This is the exhibit marked “CP19 Illustrative photo of living room 26 June 2019” referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT

**Exhibit CP20 EPC for 16 Laurel Road**

This is the exhibit marked "CP20 EPC for 16 Laurel Road" referred to in the Statutory Declaration of Claire Parker dated this        day of        2025.

Signed.....

Commissioner for Oaths/Solicitor

DRAFT