STATUTORY DECLARATIONS ACT 1835

IN THE MATTER OF AN APPLICATION FOR A

LAWFUL DEVELOPMENT CERTIFICATE FOR THE USE OF A BUILDING AS A HOUSE IN MULTIPLE OCCUPATION

35, DEARDON WAY, SHINFIELD, RG2 9HF

STATUTORY DECLARATION

OF

CHRISTIAN GOLDSBROUGH

I, Christian Goldsbrough, whose correspondence address is [redacted], DO HEREBY SOLEMNLY AND SINCERELY DECLARE as follows: -

1) I am the owner of 35 Deardon Way, Shinfield, RG2 9HF and a Director of Stone Place Management Ltd, The Stables, 23b Lenten Street, Alton, Hampshire, GU34 1HG.

2) This Declaration supports an application for a Certificate of Lawful Existing Use or Development ('CLEUD') to Wokingham Borough Council, as Local Planning Authority, in respect of the existing use of the Property as a seven-bedroom House in Multiple Occupation ('HMO').

3) The Property has been managed by Stone Place Management Limited continuously since June 2005.

4) I have been shown a plan marked EXHIBIT CG1, which shows the location of the Property.

5) The plan marked EXHIBIT CG2 shows the floor area and internal layout of the Property and identifies the application site to which the CLEUD relates.

6) Since June 2005, the Property has been continuously configured, let and operated as a seven-bedroom HMO, ordinarily accommodating seven unrelated persons as their main residence, with shared communal facilities. Tenants have been sourced through agency agreements with local estate agents.

7) From my own personal knowledge of the Property, I declare as follows:

   a) I acquired the Property in June 2005.
   b) The Property began operating as a seven-bedroom HMO in June 2005 and has remained in that use continuously since then.
   c) Evidence corroborating this use comprises the following documents:

- Invoice to Foster Wheeler Energy Ltd dated 15 July 2005 (CG3);
- Tenancy trackers dating back to December 2006 (CG4);
- Rent book records dating from 2016 (CG5); and
- Stone Place Management Limited accounts dating from 2016 (CG6).

8) A letter from LFM Accountants dated 3 June 2026 confirms that they have acted for my company since its incorporation in 2004 and that documents CG3, CG4, CG5 and CG6 contain records relevant to the letting and operation of the Property as an HMO.

9) From my own personal knowledge, I confirm that the Property has been continuously used as a seven-bedroom House in Multiple Occupation from June 2005 to the date of this Declaration. Throughout that period, the Property has remained configured and available for occupation by seven unrelated persons, and there has been no material change in the character of that use.

I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true, and by virtue of the provisions of the ~~Statutory~~ Declarations Act 1835.

94 High Street
Wimbledon Village
London SW19 5EG

Declared at _____

this 18 **day of** SEPTEMBER **20** 26

[redacted]

Before me [redacted]

Signature _____

Peacock & Co Solicitors
94 High Street
Wimbledon Village
London SW19 5EG

~~A Commissioner for Oaths~~/Solicitor