

APPENDIX 3: Sworn Statement – Mr Lukas Hall

STATUTORY DECLARATION

Section 191 of the Town and Country Planning Act 1990

IN THE MATTER OF an application for a Lawful Development Certificate for an existing use.

TO: Bury Council

RELATING TO:

Summerfield Bungalow and associated outbuilding

BY:

Landmark Realty Group Ltd

I, **Lukas Hall**; **DATE OF BIRTH 20th September 1979**; of 19 Bank Street, Darwen, BB3 3HE; formerly the Owner of Summerfield Bungalow and current managing agent on behalf of Landmark Realty Group Ltd, DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. BACKGROUND

- 1.1 I am the former owner of Summerfield Bungalow, Summerfield Drive, Prestwich, Bury, M25 9XS, having purchased the property in 2012.
- 1.2 At the time of purchase in 2012 the Premises had been altered internally such that the lower ground floor area was arranged as separate accommodation to that which existed at the upper ground floor level. There was also an associated garage/outbuilding with the premises.
- 1.3 I make this declaration from my own knowledge in support of an application to Bury Council for a Lawful Development Certificate under Section 191 of the Town and Country Planning Act 1990.

2. USE OF THE PREMISES

- 2.1 Between the purchase of the premises in 2012 and early 2015, general refurbishment works were carried out and the internal layout of the upper ground floor level was altered to create two separate units for the purpose of listing the units on a short term let basis. The existing garage/ outbuilding was also refurbished and fitted out internally to allow it to be listed on a short term let basis.
- 2.2 The first listing with AirBnB was created in early 2015.

3. SHORT TERM LET USE

- 3.1 The premises and the associated garage/ outbuilding has been used on a short-term let basis since its original listing in 2015 and continues at the current time. This has therefore been for a period of time in excess of 10 years.
- 3.2 In total over this period the premises has been listed under five different AirBnb Account I.D's. The account I.D reference numbers are confirmed as;

51510105

398169052

570076808

716007466

756816317

- 3.3 I can confirm that all of the documentary evidence submitted with the application for a Certificate of Lawfulness, to confirm the use of the premises and associated outbuilding as short term let accommodation, is linked to all of the AirBnb account I.D's listed above, which relate solely to Summerfield Bungalow and the associated garage/ outbuilding.

4. LAYOUT

- 4.1 I can confirm that the layout of the premises and the associated garage/ outbuilding has broadly remained the same, since the completion of the refurbishment works between 2012 and 2015, prior to first being listed with AirBnB.

5. OPERATION

- 6.1 I can also confirm that there has been a steady use of the premises and associated garage/ outbuilding for short term let accommodation since 2015 as evidenced by the submitted supporting documentation

7. DECLARATION

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

Declared at: _____

On the: _____ day of _____ 20____

Signature of Declarant: _____

Before me:

Solicitor / Commissioner for Oaths

