

Statutory Declaration

of
MARTIN
Paul Coyne

Site: Barn to the West Side of Bedford Road, Howell, Hertfordshire

Declaration

MARTIN
I, Paul Coyne of Ivy Cottage, Charlton, Hitchin, SG5 2AE do solemnly and sincerely declare that:

1. I am the legal Proprietor of the Property (HM Land Registry Title Number: TL1734SW (attached as Exhibit A)) and make this declaration in relation to development ("the Development") at Barn to the West Side of Bedford Road, Holwell, Hertfordshire ("the Site"), which is shown edged on the Site Location Plan exhibited to this declaration (Exhibit B). The contents of this declaration are either within my personal knowledge or are true to the best of my knowledge and belief.
2. I am making this declaration as part of the evidence to demonstrate the activities undertaken on the Site.
3. In April 2019 I carried out the following works ("the Works") in accordance with and pursuant to Planning Permission Ref. 20/01742/FP ("the Planning Permission"):
 - a) Construction of hardstanding immediately adjacent to the side of the proposed dwelling.
4. The Works were carried out at the Site in April 2019 as documented by the dated photographs (Exhibit C) that were taken by me on 15/04/2019

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

Full Name.....PAUL MARTIN COYNE

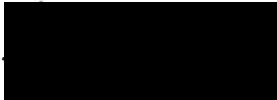
Signature.....

Declared at.....SUSAN HALL & CO
SOLICITORS
24/25 MARKET PLACE
HITCHIN SG5 1DT

on the ...11th June 2025

before me.....JANE ELIZABETH MARLAND

Signed.....



SOLICITOR

Jane Marland
Solicitor
Susan Hall & Co Solicitors Limited
24-25 Market Place
Hitchin
Hertfordshire SG5 1DT

EXHIBIT TO STATUTORY DECLARATION

This is the exhibit marked Exhibit A referred to in the statutory declaration of Paul Coyne
declared at

MARTIN

on 11th June 2025

before me: JANE ELIZABETH MARLAND

Signed.....

A commissioner for oaths or a solicitor empowered to administer oaths

SOLICITOR

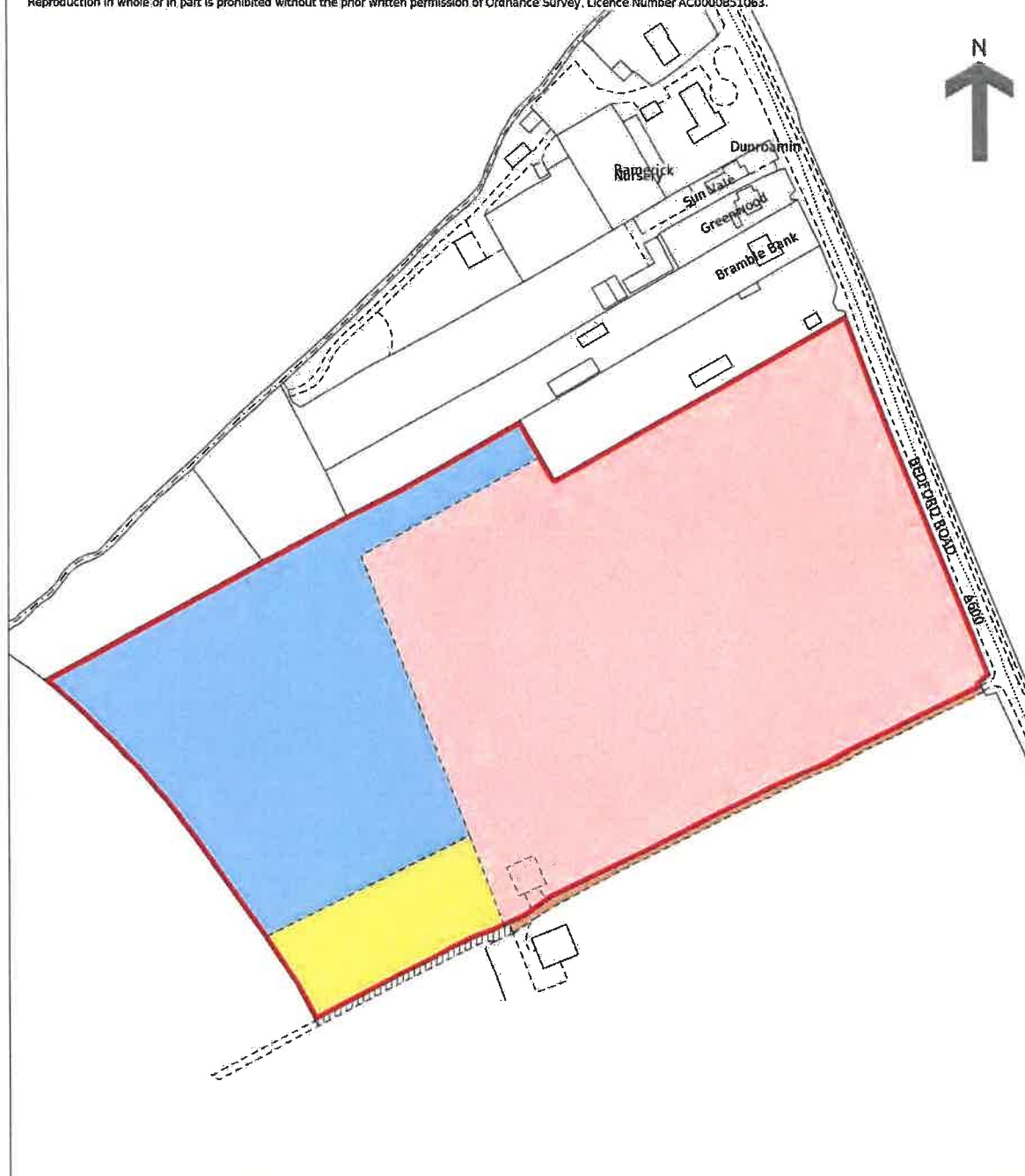
Jane Marland
Solicitor
Susan Hall & Co Solicitors Limited
24-25 Market Place
Hitchin
Hertfordshire SG5 1DT

HM Land Registry Current title plan

Title number **HD463795**
Ordnance Survey map reference **TL1734SW**
Scale **1:2500**
Administrative area **Hertfordshire : North Hertfordshire**



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This is a copy of the title plan on 9 JUN 2025 at 19:15:23. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Leicester Office.

EXHIBIT TO STATUTORY DECLARATION

This is the exhibit marked Exhibit B referred to in the statutory declaration of Paul Coyne
declared at

MARTIN

on 11th June 2025

before me: JANE ELIZABETH MARLAND

Signed.....

A commissioner for oaths or a solicitor empowered to administer oaths

SOLICITOR

Jane Marland
Solicitor
Susan Hall & Co Solicitors Limited
24-25 Market Place
Hitchin
Hertfordshire SG5 1DT

Notes:

This scheme is subject to Town Planning and all other necessary consents.

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. Dimensions and levels, where given, are to be checked on site.

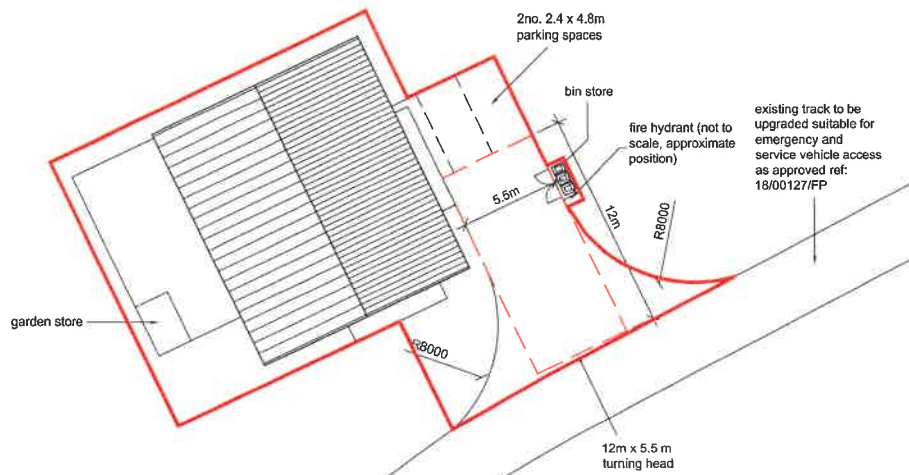
This drawing is to be read in conjunction with all other consultants' and specialists' drawings and documents and any discrepancies are to be reported to the architect prior to commencement of the relevant work.

Materials and the workmanship of all relevant trades shall comply fully with the British Standards.

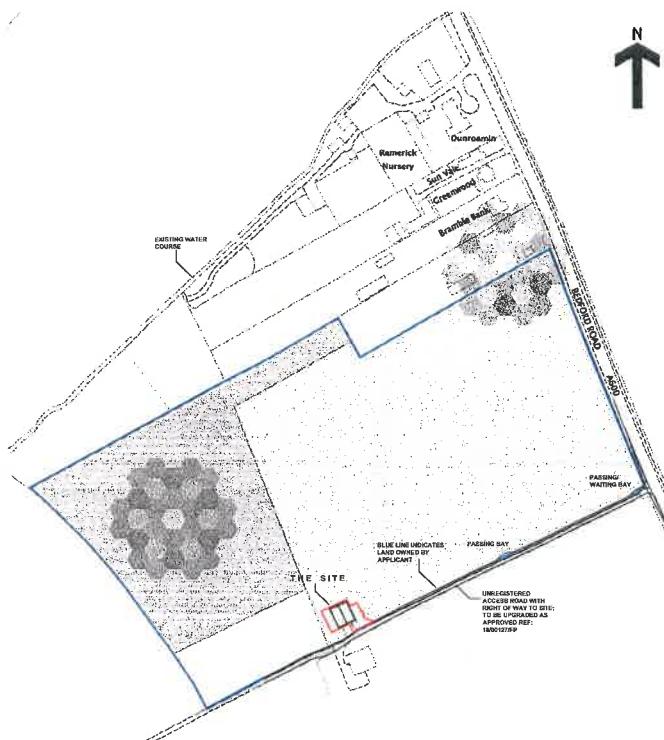
This drawing remains the copyright of Boyd Seddon Architect.



REV	DATE	DESCRIPTION
A	22.03.19	amended following client design review
B	13.07.19	updated to revised scheme
C	18.07.19	red line amended to include vehicle access
D	06.08.20	site amended



Site Plan
1:200



Location Plan
1:2500



10 Periwinkle Lane • Hitchin • Herts • SG5 1TY
Tel 07880 720711
Email boyd.seddon@virginmedia.com

CLIENT

PMC Consultants

PROJECT

NEW DETACHED DWELLING
land off Bedford Road
Holwell

DRAWING TITLE

LOCATION & SITE PLANS

SCALE	as noted at A2	DRAWING NUMBER	REVISION
DATE	March 2019	PL-01	D
DRAWN	bja		
JOB NUMBER	19231		

EXHIBIT TO STATUTORY DECLARATION

This is the exhibit marked Exhibit C referred to in the statutory declaration of Paul Coyne
declared at

MARTIN
A

on 11th June 2025

before me: JANE ELIZABETH MARLAND

Signed.....

A commissioner for oaths or a solicitor empowered to administer oaths

SOLICITOR

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Solicitor
Susan Hall & Co Solicitors Limited
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