
STATUTORY DECLARATION OF MRS KAREN McCONNELL

I, Karen McConnell, of Leap Year House, London Road, St Ippolyts, SG4 7NF, DO SOLEMNLY AND SINCERLEY DECLARE as follows:

1. I make this statement in support of an application for a certificate of lawful use ("the Application") to North Hertfordshire District Council ("the Council") for a Certificate of Lawful Use or Development pursuant to section 171B(3) of the Town and Country Planning Act 1990 in connection with Rose View Cottage, Gosmore Road, Hitchin, SG4 9BG ("the Site").
2. I have personal knowledge of the use of the Site from 1998, when Clive and Sue Barnett purchased it and started to use it as their family home. At that time I lived in a nearby property which was my family home with my husband John and 2 children, and our mutual families have been friends since then. We were also friends of Sue and Clive Barnett before they lived at the Site.
3. I understand that the Site consists of the house and land within the red line of the plan at Exhibit KM1 below, which is the Land Registry official registered plan for the Site. I confirm that the Barnetts have used the land within the red line as domestic garden and residential dwelling land, regularly, continuously and without interruption since when they purchased the property in 1998.
4. Using the land in this way has included them undertaking domestic planting, hosting social events, and using the space for their children to play in.
5. As a family, we have attended social gatherings such as barbecues and drinks on the land in question, multiple times over the years, along with other family and friends and still do regularly to date.
6. I can confirm that the land marked by the red boundary has been used as domestic garden land since moving into the property in 1998 and in that time has been used regularly not only by the Barnetts, but for our children to play with theirs.
7. I recall the Barnetts carrying out landscaping works to change the garden slowly over time, including removing an ornamental pond when they first moved in. I have never seen the land around their home being used as anything else other than a garden.
8. I make this statutory declaration for the benefit of the Application that the entirety of the outdoor space at the Site falling within its registered title has been used as a residential garden in relation to the use of the house there as their family home.

I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue

of the Statutory Declarations Act 1835.

Declared at **HRJ FOREMAN LAWS SOLICITORS**

In the County of **HERTFORDSHIRE**

This **5TH** day of **MAY** 2026

Before me,

ROGER WELLER
A Solicitor/Commissioner for Oaths

HRJ Foreman Laws
25 Bancroft
Hitchin
Herts
SG5 1JW

This is the exhibit marked "KM1" referred to in the Statutory Declaration of Karen McConnell hereunto
annexed and declared before me this 5TH day of MAY 2026

 ROGER WELLER

A Solicitor/Commissioner for Oaths


HRJ Foreman Laws
25 Bancroft
Hitchin
Herts
SG5 1JW



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

HRJ Foreman Law
25 Branch
Harris
SGS 11/1





Official copy of register of title

Title number HD296225

Edition date 24.12.2018

- This official copy shows the entries on the register of title on 02 MAR 2026 at 13:52:25.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Mar 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Leicester Office.

A: Property Register

This register describes the land and estate comprised in the title.

HERTFORDSHIRE : NORTH HERTFORDSHIRE

- 1 (27.04.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Roseview Cottage, Gosmore Road, Hitchin, (SG4 9BG).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (19.06.1998) PROPRIETOR: CLIVE JOHN BARNETT and SUSAN LOUISE BARNETT of Roseview Cottage, Gosmore Road, Hitchin, Herts SG4 9BG.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 02 March 2026 shows the state of this title plan on 02 March 2026 at 13:52:25. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Leicester Office .

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H.M. LAND REGISTRY

TITLE NUMBER

HD 296225

ORDNANCE SURVEY
PLAN REFERENCE

TL 1827

Scale
1/2500

COUNTY

HERTFORDSHIRE

DISTRICT

NORTH HERTFORDSHIRE

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