
STATUTORY DECLARATION OF MR CLIVE BARNETT

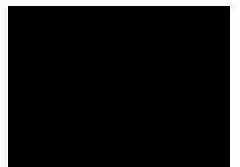
I, **CLIVE BARNETT**, of Rose View Cottage, Gosmore Road, Hitchin, SG4 9BG, **DO SOLEMLY AND SINCERLEY DECLARE** as follows:

1. I make this statement in support of my 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 when I purchased it in June 1998 with Sue Barnett. We have been the registered proprietors since then and it has been used by either myself, Sue and our children as our principal home since then. No one else apart from myself, Sue, and our children have lived there since we purchased it, as a family home. At times we all lived there and Sue and I have lived there together and separately. My ownership is registered at HM Land Registry with title Number(s) HD296225.
3. I exhibit the following documentation as part of my statement:

Exhibit number	Document name and description
CB1	Land Registry title register and plan
CB2	Sales particulars from 1998
CB3	Photograph of garden from 1999.
CB4	Photograph of garden and person mowing lawn in the western area from 1997 with children's football playing equipment in the background
CB5	Photograph of garden with children's play equipment and wooden pergola structure in the area to the south of the house, adjacent to the vegetable patches
CB6	Photograph of my child on play climbing frame with low hedge in the background, taken from the western area with the house in the background from 1999
CB7	Google Earth image dated 2000 showing entire garden area
CB8	Google Earth image dated 2007 showing entire garden area with trampoline to the west of the house
CB9	Google Earth image dated 2010 showing mown lawn and hedges

CB10	Google Earth Site image dated 2016 showing new path to the southern area of the garden
CB11	Google Earth Site image dated 2018 showing site with landscaping in south west corner more clearly
CB12	Google Earth Site image dated 2024 showing site with landscaping in south west corner more clearly and path/wooden structure in north eastern area
CB13	Google Earth Site image dated 2025 showing site with landscaping in south west corner more clearly and path/wooden structure in north eastern area

4. During all times that I have lived at the Site the entire registered title has been used for residential purposes. That includes the land marked by the red boundary at exhibit CB1 which has been used as domestic garden land since moving into the property in 1998.
5. Exhibit CB2 shows the sales particulars from when we purchased the property which clearly show the entirety of the garden.
6. Sue and I have developed the use of the garden since we purchased the property to use it for various activities. There is currently and has since we purchased the house, always been trees, grass and a pergola in the area to the direct south of the house, with paving. To the southwest of the house there has been a vegetable patch in which we grew vegetables to eat ourselves from around 2010. Before that there was grass there which was used as part of the remainder of the garden space. To the west of the house is a more open area which we used for a trampoline and climbing frame for our children when they were young. Sue now uses the area as lawn and it is mowed in the warmer months to keep it tidy for domestic use. It is used to spend time outside with family and friends during those months. None of each of those 3 parts of the garden have been segregated by fencing and they have always been used by our family and accessed from the other parts.
7. The garden was landscaped when we purchased it and we carried out regular gardening to mow the lawn (see exhibit CB4), maintain a low hedge situated close to the house. We added a wooden structure to set out a seating area (see Exhibit CB3).
8. Exhibit CB5 shows the western part of the garden with a low hedge and the house behind it, and children's play bicycles on the far side of the low hedge in an open area further away from the house where our children used to play on tricycles due to the suitability of the larger open space there. Exhibit CB6 shows the low hedge behind the climbing frame in this 'open' area, including a gap in it leading to the house. Exhibits CB7-CB13 all show that area maintained with short grass and never overgrown, as it was by the children as their playing area in the garden.
9. The small, low hedge can be seen in the aerial photos in exhibits CB7-CB13 showing the evolution of the landscaping and changes we undertook to the garden over time. Those include creating distinct areas for different garden purposes - entertaining with seating areas, the larger open space for children to play. Exhibit CB9 shows paving additions to link the southern area of the garden. Exhibit CB11 and CB12 shows landscaping in the South West corner.



10. All Google Earth images show the same landscaping features with separate areas of the outdoor area, all consistently used for the same residential garden purpose since 2008. The outdoor areas have never been used for anything else other whilst I have been a joint proprietor of the Site.
11. 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 our 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

Kiteleys Solicitors
333 Lymington Road
Highcliffe
BH23 5EG
SRA ID 401309

In the County of DORSET

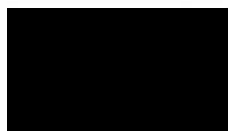
This 29th day of APRIL 2026

Before me, LAUREN BANBURY

.....
A Solicitor/Commissioner for Oaths

This is the exhibit marked "CB1" referred to in the Statutory Declaration of Clive Barnett hereunto
annexed and declared before me this 29th day of APRIL 2026

..
A Solicitor/Commissioner for Oaths



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.



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
			© Crown copyright 19

TL 1827

COUNTY

HERTFORDSHIRE

DISTRICT

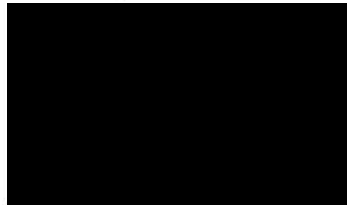
NORTH HERTFORDSHIRE

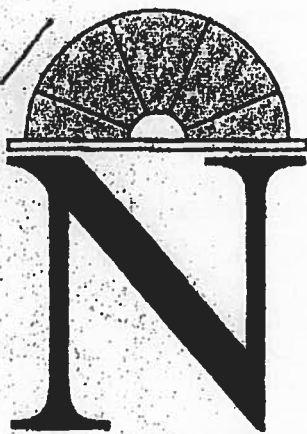
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This is the exhibit marked "CB2" referred to in the Statutory Declaration of Clive Barnett hereunto
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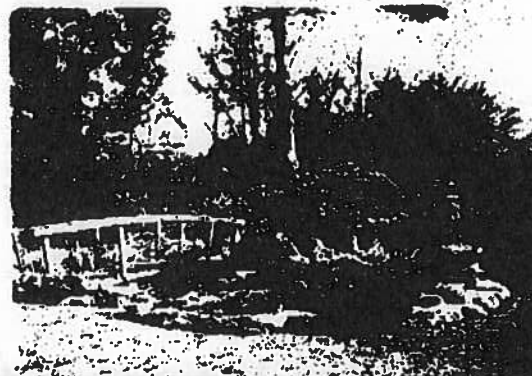
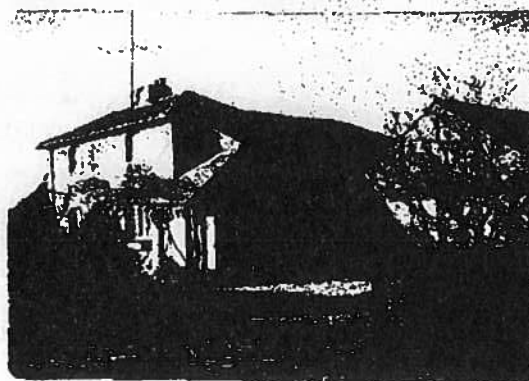

A Solicitor/~~Commissioner for Oaths~~





NORGANS

Surveyors & Estate Agents



ROSE VIEW COTTAGE, GOSMORE ROAD, HITCHIN, HERTS.

AN EXCEPTIONAL GRADE II LISTED FIVE BEDROOM DETACHED PERIOD COTTAGE SITUATED ON AN IDYLIC ONE ACRE PLOT ON THE OUTSKIRTS OF THE HIGHLY SOUGHT AFTER VILLAGE OF GOSMORE. UNDERSTOOD TO HAVE BEEN ORIGINALLY CONSTRUCTED OVER 200 YEARS AGO, THE PROPERTY WAS CONVERTED FROM TWO COTTAGES INTO ONE, EXTENDED AND RENOVATED IN 1978. THE CURRENT VENDORS HAVE OVER THE PAST 5 YEARS CONSIDERABLY IMPROVED THE PROPERTY AND IN OUR OPINION IT IS OFFERED FOR SALE IN LOVELY DECORATIVE ORDER THROUGHOUT. EXCEPTIONALLY ATTRACTIVE FROM ALL ANGLES, THE COTTAGE BENEFITS FROM AN ABUNDANCE OF AUTHENTIC PERIOD FEATURES TO WHICH MORE MODERN CONVENIENCES HAVE BEEN ADDED. INTERNAL VIEWING OF THIS UNIQUE FAMILY HOME IS HIGHLY RECOMMENDED AS IT IS IMPOSSIBLE WITHIN THE SCOPE OF THESE DETAILS TO FULLY FURNISH PROSPECTIVE PURCHASERS WITH THE COMPLETE DETAILS OF WORKS THAT HAVE BEEN CARRIED OUT OR INDEED TO DESCRIBE ADEQUATELY THIS EXCEPTIONAL PROPERTY. EXTERNALLY THE GARDENS ARE A TRUE DELIGHT EXTENDING TO APPROXIMATELY 1 ACRE AND AFFORD MAGNIFICENT VIEWS FROM ALL ANGLES ACROSS SUPERB NORTH HERTFORDSHIRE COUNTRYSIDE.

PRICE: OFFERS IN THE REGION OF £450,000 FREEHOLD

6b Brand Street
Hitchin
Herts SG5 1HX
Tel: (01462) 455225
Fax: (01462) 433669

81 High Street
Codicore
Herts SG4 8XE
Tel: (01438) 821166
Fax: (01438) 821168

These particulars are for guidance only, their accuracy cannot be guaranteed and they are expressly excluded from any contract.
All negotiations are to be conducted through Norgans

ACCOMMODATION

ON THE GROUND FLOOR

Attractive original solid timber **ENTRANCE DOOR** to:

ENTRANCE HALL: Exposed ceiling beams. Wall light points. Attractive stone floor. Built-in cupboard housing meters. Radiator. Leaded light windows to side.

CLOAKROOM: Attractive suite with low flush W.C. and pretty washbasin in pine vanity unit with stencil detail and brass taps. Wall light point. Stone floor. Radiator. Leaded light obscure glass window to side.

DRAWING ROOM: 19' x 18' (5.79 x 5.49) plus 13' x 7'4" (3.96 x 2.23) Attractive red brick Inglenook style fireplace with stone hearth and inset copper hood. Large cast iron grate beneath. Wall light points. Abundance of original support beams with exposed wall and ceiling beams. Radiators. Two attractive original arched leaded light windows to front. uPVC double glazed leaded light full height picture window to side taking full advantage of the fabulous views across the Impressionist style bridge and pond and onto open countryside.

SITTING ROOM: 12' x 11' (3.66 x 3.35) including original red brick Inglenook style fireplace with stone hearth and inset wood burning stove. Wall light points. Exposed wall and ceiling beams. B.T. point (subject to B.T. regulations). Shelved display recess. Attractive original arched leaded light window to front.

DINING ROOM: 15' x 12'6" (4.57 x 3.81) plus three steps down from the drawing room through impressive leaded light double doors. Wall light points. Exposed ceiling beams. Double radiator. Two leaded light windows to side. Full height arched leaded light window to rear providing breathtaking views across the pretty gardens, paddock and onto open countryside. Door to kitchen.

INNER LOBBY (from drawing room to kitchen area): Open tread staircase to first floor with deep understairs storage cupboard.

FARMHOUSE KITCHEN: 20' x 14' (6.10 x 4.27) Comprehensively fitted with a range of pine units comprising base cupboards and drawers with matching wall mounted cupboards. Attractive dresser unit with pretty cupboards, drawers and display shelving. Double drainer stainless steel sink unit with waste disposal and mixer tap over. Built-in four burner gas hob unit with concealed extractor hood over. Built-in AEG eye level double oven and grill. Plumbing for dishwasher. Concealed gas fired boiler providing central heating and domestic hot water (not tested). Complementary part tiled walls and flooring. Double radiator. Leaded light windows to both sides and rear all providing stunning views. Stable door to:

UTILITY ROOM: 10'9" x 6'8" (3.28 x 2.03) Stainless steel sink unit and drainer with double cupboards under. Matching base cupboards. Larder cupboard and wall mounted cupboards. Roll edge worksurfaces. Plumbing for automatic washing machine. Space for fridge/freezer. Quarry tiled floor. Xpelair fan. Central ceiling spotlights. Part glazed stable style door to rear garden.

ON THE FIRST FLOOR

LANDING: Exposed wall and ceiling beams. Wall light points. Radiator. Built-in airing cupboard housing hot water cylinder.

BEDROOM 1: 17' x 17' (5.18 x 5.18) overall on two levels with built-in double wardrobe cupboards and matching corner unit. Wall light points. Double radiator. Exposed wall and ceiling beams. Leaded light windows to front and rear. Door to:

EN-SUITE BATHROOM: Fitted with Champagne suite comprising large corner bath with shower attachment over (not tested). Pedestal washbasin, bidet and low flush W.C. Exposed ceiling beams. Dado rail with pretty ceramic tiling beneath. Double radiator. Spotlights inset on the beams. Xpclair fan. Velux window.

BEDROOM 2: 14' x 11'7" (4.27 x 3.53) Wall light points. Exposed wall and ceiling beams. Radiator. Leaded light windows to side and rear with superb open aspect. Access to en-suite bathroom.

BEDROOM 3: 9'9" x 8'9" (2.97 x 2.66) plus built-in double wardrobe cupboard. Access to loft space. Radiator. Leaded light window to side with views across open countryside.

BEDROOM 4: 13'4" x 9' (4.06 x 2.74) plus pretty built-in double wardrobe cupboards. Radiator. Exposed ceiling beams. Leaded light windows to side and rear with open outlook.

BEDROOM 5: 11' x 7'10" (3.35 x 2.39) plus built-in wardrobe cupboard. Access to loft space. Exposed ceiling beams. Wall light point. Radiator. Pretty leaded light arched window to front.

FAMILY BATHROOM: A large room superbly fitted in the cottage style comprising a white suite with panelled bath and Victorian style fittings over. Large pedestal washbasin, bidet and low flush W.C. Exposed ceiling beams. Stripped floorboards with matching dado rail and built-in storage unit. Complementary ceramic tiling. Leaded light window to side.

OUTSIDE

At the front, a gravelled driveway providing parking for several vehicles leads to the pitched roof brick built double GARAGE with timber entry doors. Electric light and power. Amenity door to side. The remainder of the front garden area comprises pretty well stocked flower and shrub borders with an abundance of roses. A side timber entry gate leads to a further gravelled area and to the workshop approximately 14' x 12' (4.27 x 3.66) adjoining the rear of the garage. In addition there are two brick built storage sheds and a pony stable to the paddock. The gardens which extend to approximately 1 acre have been the subject of most meticulous attention. Designed very much in the cottage style they include a pretty herb garden, patio areas adjoining the house with a pergola leading out from the front door. Wide neat lawns and well stocked flower and shrub borders are an absolute delight. In addition there is an exquisite ornamental pond giving an Impressionist feel with its arched bridge. Beyond the more formal garden areas are a paddock and recently stocked orchard area along with a further lawned area behind a low neat conifer boundary which has recently been planted with a variety of specimen trees. The views from all aspects of the garden are across miles of uninterrupted North Hertfordshire countryside and onto the rolling hills beyond.

SERVICES: All Main

COUNCIL TAX BAND:

VIEWING: By appointment with Norgan & Co., Hitchin (01462) 455225)

PLEASE NOTE THAT WE HAVE NOT TESTED ANY SYSTEMS, SERVICES OR APPLIANCES AT THIS PROPERTY.

This is the exhibit marked "CB3, CB4 and CB5" referred to in the Statutory Declaration of Clive Barnett hereunto

annexed and declared before me this 29th day of APRIL 2026

[REDACTED]

.....
A Solicitor/~~Commissioner for Oaths~~

[REDACTED]

[REDACTED]

EXHIBIT CB3



EXHIBIT CB5

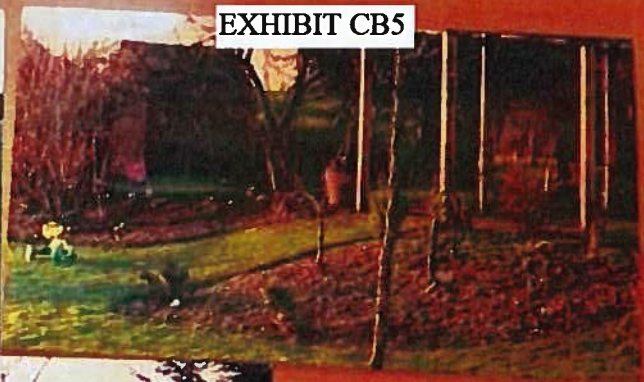


EXHIBIT CB3



EXHIBIT CB4



This is the exhibit marked "CB6" referred to in the Statutory Declaration of Clive Barnett hereunto
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[REDACTED]

A Solicitor/~~Commissioner for Oaths~~

[REDACTED]

[REDACTED]



This is the exhibit marked "CB7" referred to in the Statutory Declaration of Clive Barnett hereunto
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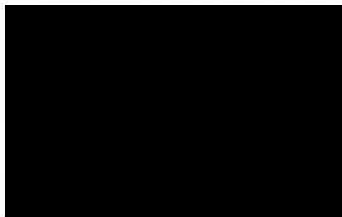
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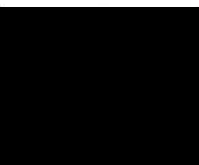




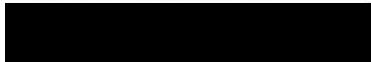
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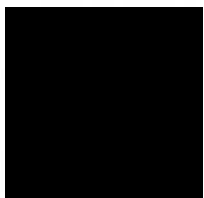

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A Solicitor/Commissioner for Oaths





This is the exhibit marked "CB10" referred to in the Statutory Declaration of Clive Barnett hereunto
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[Redacted Signature]

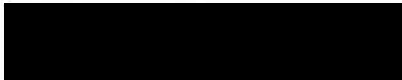
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[Redacted Signature]

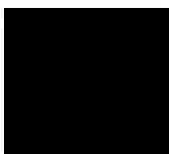
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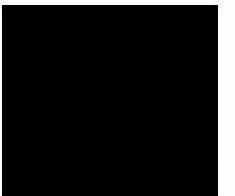


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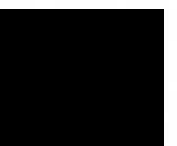
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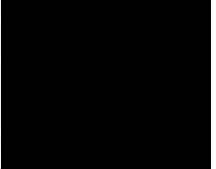




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A Solicitor/~~Commissioner for Oaths~~





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