

## Statutory Declaration

I, [REDACTED] acting on behalf of the The Firs Lodge Ltd as an Accountant in Chancellers LLP, [REDACTED] DO SOLEMNLY AND SINCERELY DECLARE AND SAY as follows:

- 1) That I am the Declarant herein.
- 2) I, [REDACTED] of Chancellers LLP, [REDACTED] make this statement in support of the appeal concerning the property known as The Firs Lodge, located at 289–291 Bath Road, Hounslow, TW3 3DB, currently under consideration by the Planning Inspectorate by way of inquiry (Ref: APP/F5540/X/25/3365277).
- 3) I have acted as the appointed accountant for The Firs Lodge [REDACTED] During this time, I have provided ongoing financial and business services including preparation of financial annual accounts, VAT returns, and general ongoing business consultancy.
- 4) I understand that the Flats B, C & D in 291 were purchased over 20 years ago. They were refurbished with additions of en-suite bathrooms to use as Bed & Breakfast with the purchase of Flat A in 2022, which was used by Adda Hotel for short staff overflow, to extend their trading activities as Bed & Breakfast.
- 5) Based on my professional records and regular financial review of the business, I can confirm that The Firs Lodge has been operating continuously as a Bed and Breakfast (B&B) business since August 2000. The property 289 – 291 are registered and trades under the name “The Firs Lodge Bed & Breakfast,” which is well-known in the local area for providing short-stay guest accommodation.
- 6) My firm holds detailed financial documentation substantiating the business’s commercial activity over this period, including revenue from room bookings, maintenance and utility expenses associated with guest use, and third-party service costs. These records provide consistent and credible evidence of the ongoing operation of the property as B& B.
- 7) To the best of my knowledge and based on both my professional involvement and inspection of the business’s accounts, the property has been exclusively used as guest

accommodation throughout the period of my engagement and has never been used as a private dwelling or for any other primary purpose.

- 8) I further confirm that 289-291 Bath Road, The Firs Lodge remains in active operation as a B&B as of the date of this declaration. The financial documentation for the most recent trading periods continues to reflect this consistent use.
- 9) I make this declaration in full understanding that it may be submitted as evidence in connection with the planning inquiry scheduled to commence on 3<sup>rd</sup> September 2025. I am willing and prepared to attend the inquiry and provide oral evidence under oath if required.

**I MAKE THIS DECLARATION SOLEMNLY AND CONSCIENTIOUSLY  
BELIEVING THE SAME TO BE TRUE AND BY VIRTUE OF THE  
STATUTORY DECLARATION ACT 1835.**

**Declared at :**

[Redacted]

This ..... 17<sup>th</sup> July 2025

Before me;

A  
[Redacted]

.....

[Redacted]