

STATUTORY DECLARATION

Mr Paul Bell

Member of the Chine and Cascade Residents Association

In Support of Claim for a Certificate of Lawful Existing Use or Development (CLEUD) at the property known as:

The Clubhouse and Courts at Grove Lawn Tennis, Rookfield Estate, London, N10 3PU ("the property")

As

A meeting place for the principal use of the local community and for outdoor sport or recreation (Use Class F.2).

I, Paul Bell, the resident of 2 The Court, Cascade Avenue, N10 3PS do solemnly and sincerely declare the following statements are true:

1. I have been a resident in Cascade Avenue since June 1979.
2. The property has always been used as a community meeting place in the club house for outdoor sport or recreation since I have lived in the area.
3. I and my family used to play tennis at the property during the 1980s, 1990s and 2000s.
4. The original estate designers and architects, under William Collins, have documented history of providing areas for community enjoyment, sport and recreation;
5. The club house and courts was completed by 1911.
6. In the 1970s and 1980s the Grove Lawn Tennis Club offered a range of social activities in addition to tennis with social events and drinks offered in the small bar.
7. The clubhouse and its bar were used regularly for children's parties, teas and other social gatherings.
8. In 1986 local residents raised the capital required to purchase a 25 year lease of the club, to make good the fabric of the facilities and to establish an active tennis club again with a resident professional and a tennis school for children.
9. In the late 1990s it hosted a British Tennis roadshow with ex British no. 1 ranked player Andrew Castle coaching and playing an exhibition match.
10. In 1997 Phil Vivian played an exhibition match against future world top-100 player Eric Prudon of France.
11. The 25 year lease on the tennis club ran out in 2011 and the owner at that time refused to grant a new lease to the residents or to allow residents access to the facilities.
12. Subsequent approaches by the CCRA seeking renewal of the lease have been unsuccessful.
13. The CCRA has made representations to the application ref: HGY/2023/0733, dated 22 September 2022 and to appeal ref: 3356480, dated 9 April 2025 resisting redevelopment of the site that would result in the loss of a community sports facility and open space.
14. An Asset of Community Value listing has been secured since 9 October 2024 for a period of five-years.

Signed *Mr M.*

On the *1st APRIL 2026*

Witnessed by *J Gardiner*

[name]

[legal position]

[firm]

[SRA number]

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