

STATUORY DECLARATION

OF

Mr Besha Salam

I, Mr Besha Salam of Mike's Mechanics at Unit 5, 2-4 Upper Tollington Park, London, N4 3EL

- 1.0 I am the Leasehold owner of the Mike's mechanics garage that has been carrying out vehicle repair and MOT services and has been operating at Unit 5, 2-4 Upper Tollington Park, London, N4 3EL.
- 2.0 I confirm that the site has been operated under various companies whom all carried out vehicle repair and maintenance work. This has been the case for a continuous period of 10 years from the date of this application
- 3.0 To my knowledge Unit 5, 2-4 Upper Tollington Park, London, N4 3EL have been operating as a vehicle repair and maintenance site since the 1980s without interruption and this use has been continuous from 10 years before this application.
- 4.0 In support of the application for continued lawful use of more than 10 years as a vehicle maintenance and repair site for Unit 5, 2-4 Upper Tollington Park, London, N4 3EL, the following evidence is submitted:

Overview

This site has an established use of vehicle maintenance and repair for a significant time. This began in the 1980s with use of the site by Hatch Garage Ltd. However for the 10 years relevant for the Lawful development certificate, the site was used in 2016 by Modern Autos Garage and VW Zone offering repair and MOT services. Two arms of the same company operating across all 6 units of the site.

In 2019 part of the 6 units at the site was divided with unit 5 being given to Unit 5 Car Body Work Ltd who used the site until June 2025 for car repair and bodywork. In 2023 the same site registered AF Mobile mechanic limited to offer off site repairs using the tools and equipment at unit 5.

The site was further sub-divided with Unit 4 having JSK Automotives Ltd registered to the site for vehicle repair as well as sale of used cars.

Unit 1 was divided in April 2024 with Finsbury Park Autos using the unit for further vehicle repair use. Finsbury Park Autos moved to use Unit 5 also for further works including MOT checks and repair. Finsbury Park Autos left September 2025.

In November 2025 the current occupant of Unit 5, Besha Salam began operating Mike's Mechanics at the site carrying out vehicle repair and MOT services. Mike's Mechanics are still operating at the site to this day.

List of supporting documents which will be attached as appendix 'A' for established independent continuous use of the Unit 5 2-4 Upper Tollington Park, London, N4 3EL as vehicle repair and MOT site.

1980s- Old site photo showing internal site area with Hatch Garage Ltd using the Unit 1 Upper Tollington Park site for car repair.

August 2016- Google street view photo of the front entrance showing signs for VW Zone and Modern Autos Garage operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

May 2017- Google street view photo of the front entrance showing signs for VW Zone and Modern Autos Garage operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

March 2018- Google street view photo of the front entrance showing signs for VW Zone and Modern Autos Garage operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

March 2019- Google street view photo of the front entrance showing signs for VW Zone and Modern Autos Garage operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

14 November 2019- Companies House record for Unit 5 Car Body Work Ltd using Unit 5, 2 Upper Tollington Park, London, N4 3EL as its registered address for the maintenance and repair of motor vehicles. Company dissolved 24 June 2025.

October 2020- Google street view photo of the front entrance showing signs for VW Zone and Modern Autos Garage operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

January 2022- Google street view photo of the front entrance showing signs for VW Zone and Modern Autos Garage operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

8 September 2023- Companies House record of AF Mobile Mechanic Limited using Unit 5, 2-4 Upper Tollington Park, London, N4 3EL as its registered address for the maintenance and repair of motor vehicles.

3 December 2023- Companies House record of JSK Automotives Ltd using Unit 4, 2 Upper Tollington Park, London, N4 3EL as its registered address for the maintenance and repair of motor vehicles. Used until company dissolved 20 January 2026

26 April 2024- Lease between Landlord Natalie Elsie Wackett and Tenant Ahmed Ferdous Ghafori for use of Unit 1, 2-4 Upper Tollington Park, London, N4 3EL

28 May 2024- Lease between Landlord Natalie Elsie Wackett and Zabiullah Sohail for use of Unit 1, 2-4 Upper Tollington Park, London, N4 3EL

September 2024- Google street view photo of the front entrance showing signs for VW Zone and Finsbury Park Autos operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

5 September 2024- Companies House record of Finsbury Park Auto Ltd using Unit 6, 2 Upper Tollington Park, London, N4 3EL as its registered address for the maintenance and repair of motor vehicles.

16 May 2025- Business Rate Bill from Haringey to Mr Z Sohail at Unit 5, 2 Upper Tollington Park

September 2025- Google street view photo of the front entrance showing signs for VW Zone and Finsbury Park Autos operating at the site and offering MOT and repairs. Also a sign on the building advertising for a tyre shop.

23 September 2025- Disconnection notice from Castle Water to Sayyed Eiman Ahmad Jirjess and Finsbury Park Auto Ltd at Unit 5, Upper Tollington Park, London, N4 3EL

25 November 2025- Deed of Variation between Landlord Lady Natalie Elsie Wackett and Besha Salam to reclassify the unit in use to Unit 5, Upper Tollington Park, N4 3EL.

04 March 2026- Invoice 13082208 from Snap-On for Mike's mechanics at Unit 1-4 Upper Tollington Park, London, N4 3EL for installation of parts for an MOT station.

05 March 2026- Invoice 13083137 from Snap-on for Mike's mechanics at Unit 1-4 Upper Tollington Park, London, N4 3EL for installation of parts for an MOT station.

11 March 2026- Invoice 13085668 from Snap-On for Mike's mechanics at Unit 1-4 Upper Tollington Park, London, N4 3EL for installation of parts for Car repair.

31 March 2026- Invoice 13096511 from Snap-On for Mike's mechanics at Unit 1-4 Upper Tollington Park, London, N4 3EL for installation of parts for Car repair.

13 May 2026- Invoice 13120110 from Snap-On for Mike's mechanics at Unit 1-4 Upper Tollington Park, London, N4 3EL for installation of parts for Car repair.

Signed Affidavits:

Sami Kamarine- Operates at Unit 4, 2-4 Upper Tollington Park, N4 3EL

Farhad Faraedwn- Operates the neighbouring car wash that has been established at the front of the site.

Khalid Shinwan- Former staff member of Finsbury Park Auto

Rooney Stewart- Owner of the neighbouring corner shop.

Kit Ko- Operates out of Unit 3, 2-4 Upper Tollington Park, N4 3EL

A Wright- Operates a neighbouring business

5.0 In Summary, I can confirm that the site has been operated by various companies as a vehicle repair and maintenance site, offering MOT services at Unit 5, 2-4 Upper Tollington Park, London, N4 3EL. Therefore, a vehicle repair or maintenance use of the site has occurred without interruption on the site for more than 10 years to present date.

6.0 I, Besha Salam hereby confirm that the information supplied and version of events set out herein is correct as a matter of FACT and decree and I make this solemn declaration conscientiously believing the same be true by virtue of the Statutory Deceleration Act 1835

Signed:.....x.....[Signature].....

Print Name:.....x.....BESHA SALAM.....

Date:.....x.....17-09-2026.....

Witnessed By

Signed:.....[Signature].....- SRA NO: 272

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Print Name:.....FERDINAND ACHOM.....

Date:.....17/9/2026.....

STAMP

AM SOLICITORS
4 STANHOPE ROAD
N4 3EL