



February 2021

Application for Costs

Land at 30-32 Chester Road, Northwood, HA6 1BQ

Development:

Prepared by:

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INTRODUCTION

This statement explains the unreasonable behaviour, which has caused the Appellant, Mr. Salim Rhemtulla, unnecessary and wasted expense in the preparation and submission of this appeal.

RELEVANT GUIDANCE

The aim of the costs regime, as outlined in the NPPG, is to [emphasis added]:

- encourage all those involved in the appeal process to behave in a reasonable way and follow good practice, both in terms of timeliness and in the presentation of full and detailed evidence to support their case
- **encourage local planning authorities (LPAs) to properly exercise their development management responsibilities, to rely only on reasons for refusal which stand up to scrutiny on the planning merits of the case, not to add to development costs through avoidable delay**
- discourage unnecessary appeals by encouraging all parties to consider a revised planning application which meets reasonable local objections.

EXPLANATION

The appellant seeks a FULL award of costs for the following reasons:

- The LPA has delayed development which should clearly be permitted, having regard to its accordance with the development plan, national policy **and other material considerations.**

The appeal site and its adjacent care home neighbours have a long planning history. A robust, clear decision on a very similar scheme has previously been issued by LB Hillingdon and considered by an Inspector. The appellant asserts that this recent, relevant history should have been given weight as a material consideration and that permission should be granted. The appellant asserts that nothing material has changed in policy or on site to justify these decisions being given limited weight and new concerns (including a whole new reason for refusal) being presented by LB Hillingdon.

In addition, the benefits of the scheme do not appear to have been given sufficient weight or assessment in the decision making process.

EXPENSES SOUGHT

The expense of the entire appeal.

CONCLUSION

The Appellant has been unjustly forced into seeking recourse through the appeal system as the Council has acted unreasonably in this case. As a result, the Appellant will incur quantifiable, wasted expense.