
Costs Decision

Site visit made on 31 July 2025

by **P Burley BA(Hons) MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 06 August 2025

Costs application in relation to Appeal Ref: APP/L5810/Q/25/3364169

Manor Farm Riding School, Petersham Road, Petersham, Richmond TW10 7AH

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr P McCormack for an award of costs against the Council of the London Borough of Richmond Upon Thames.
 - The appeal was made under Section 106B of the Town and Country Planning Act 1990 (as amended) against a refusal to modify a planning obligation.
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Decision

1. The application for an award of costs is refused.

Reasons

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. This application for costs, made by way of a letter dated 10 April 2025, does not state whether a full or a partial award of costs is being sought. Whilst the header of the letter refers to the subject appeal, the rest of the letter discusses the Council's approach to development in the green belt. This was not an issue in the appeal that is the subject of this decision. In fact, the costs application does not discuss any issues relating to this appeal and therefore provides me with no basis to assess whether or not the Council acted unreasonably in this case.

P Burley

INSPECTOR