



Costs Decision

Site visit made on 28 October 2025

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

an Inspector appointed by the Secretary of State

Decision date: 3 November 2025

Costs application in relation to Appeal Ref: APP/U5360/W/25/3369958 256 Green Lanes, London N4 2HE

- 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. Mehmet Kanidagli for a full award of costs against the Council of the London Borough of Hackney.
 - The appeal was against the refusal of the Council to grant planning permission for the temporary 5-year use of 256 Green Lanes as a hand car wash (*Sui Generis*).
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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 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. In its application for costs, the applicant has raised issue in respect of the Council's pre-application advice, stating that had this been more accurate then this appeal could have been avoided. In addition, the applicant has raised issue with the Council's conduct during the planning application process in respect of information requirements, also noting the length of time it took consultees to provide responses and the Council to determine the application. Furthermore, it has said that the Council did not effectively communicate its concerns regarding the proposal following the submission of the application, thereby preventing the applicant from discussing potential solutions or providing additional information to strengthen the application.
4. Whilst the applicant has provided evidence to support its claim, the guidance¹ notes that costs cannot be claimed for the period during the determination of the planning application. Rather, I may only consider unreasonable behaviour during the process by which my decision is reached. Therefore, and with reference to the applicant's grounds, unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

P Burley

INSPECTOR

¹ <https://www.gov.uk/guidance/appeals#award-of-costs>