



Costs Decision

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 December 2025

Costs application in relation to Appeal Ref: APP/R5510/X/24/3353221

45 Kingsway, Hayes UB3 2TT

- The application is made under the Town and Country Planning Act 1990, sections 195, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
 - The application is made by Mr Jaideep Singh for a full award of costs against the Council of the London Borough of Hillingdon.
 - The appeal was against the refusal of an application for an LDC for gym/playroom and storage area in rear garden.
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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. There are errors in the Officer's Report on the application but they are just that, errors, and they do not undermine the report or constitute unreasonable behaviour. It is a fundamental planning principle that a development proposal must be considered on its individual merits. No two cases are the same and comparison of this case with the circumstances of other applications and appeals is not therefore necessary or helpful.
4. The Council has not acted unreasonably and the Appellant has not therefore incurred wasted expense. An award of costs is not justified.

John Braithwaite

Inspector