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## Costs Decision

Site visit made on 26 November 2025

**by Siobhan Watson BA(Hons), MCD, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15 December 2025

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### **Costs application in relation to Appeal Ref: APP/E5330/X/23/3326067**

#### **38 Humber Road, Blackheath, London, SE3 7LT**

- 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 the Council of the Royal Borough of Greenwich for a full award of costs against Mr William Ponder.
  - The appeal was against the refusal of the Council to issue a certificate of lawful use or development for "commencement of development within 3 years of approval under Council Ref: 14/3649/F".
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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. The Council has made no coherent case for their application for costs other than that they disagree with the appellant's appeal case. However, the right of appeal exists because of such disagreement. This is not sufficient basis for an application for costs. I have found in favour of the appellant's appeal case anyway.
4. Therefore, unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

*Siobhan Watson*

INSPECTOR