



Costs Decision

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

an Inspector appointed by the Secretary of State

Decision date: 18 December 2025

Costs application in relation to Appeal Ref: APP/F5540/X/24/3354164

74 Kingsley Road , Hounslow TW3 1QA

- 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 J Ahmed for a full award of costs against the Council of the London Borough of Hounslow.
 - The appeal was against the refusal of an LDC for change of use of part of a dwellinghouse to an office.
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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 2014 LDC did not establish the lawfulness of the use of the appeal premises as Class B1a 'Office'. The Council found, based on the evidence submitted, that the office use was ancillary to the principal residential use of the property and the LDC was issued on that basis. A decision maker is empowered to grant an LDC for a different use to that applied for if the evidence justifies such a conclusion. The Council acted appropriately in 2014 and did not behave unreasonably when considering the application that is the subject of the appeal. An award of costs is not justified.

John Braithwaite

Inspector