



Costs Decision

Site visit made on 3 February 2026

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

an Inspector appointed by the Secretary of State

Decision date: 04 February 2026

Costs application in relation to Appeal Ref: APP/C3430/F/24/3350323

The Kings Repose, New Road, Featherstone, South Staffordshire WV10 7NW

- The application is made under the Planning (Listed Buildings and Conservation Areas) Act 1990, sections 39, 89 and Schedule 3, and the Local Government Act 1972, section 250(5).
 - The application is made by South Staffordshire District Council for a full award of costs against Mr Lewis Price.
 - The appeal was against a listed building enforcement notice alleging the installation of UPVC windows and a door, plastic gutters and downpipes, air conditioning and ventilation units, utility boxes, satellite dishes, CCTV cameras, and security lights and gates.
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Decision

1. The application for an award of costs is allowed in the terms set out below.

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 Appellant put forward no evidence, and has made no submissions, to support his ground (a) appeal. This constitutes unreasonable behaviour and the Council has incurred wasted expense in refuting the ground (a) appeal. The Appellant has substantiated his ground (e) appeal to a sufficient degree and has not behaved unreasonably in this respect. The application for costs thus succeeds but the award is limited to the costs incurred by the Council in refuting the ground (a) appeal.

Costs Order

4. In exercise of the powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, IT IS HEREBY ORDERED that Mr Lewis Price shall pay to South Staffordshire District Council, the costs of the appeal proceedings described in the heading of this decision limited to those costs incurred in refuting the ground (a) appeal; such costs to be assessed in the Senior Courts Costs Office if not agreed.
5. The applicant is now invited to submit to Mr Lewis Price to whose agent a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount.

John Braithwaite

Inspector