The Planning Inspectorate

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Mr Nicholas Willock
Robert Halstead Chartered Surveyors
Office G of H, Bridge Mills
Huddersfield Road
Holmfirth
HD9 3TW

Your Ref:
Our Ref: APP/Z4718/C/25/3359399

23 January 2025

Dear Mr Willock,

Town and Country Planning Act 1990
Appeal by Mr G Shaw
Site Address: The Bungalow, High House Lane, Huddersfield , West Yorkshire, HD7 5TS

If you do not want the planning merits of your development to be considered (or cannot have them considered – see note 3 below) then please disregard this letter. If you do wish the planning merits to be considered by the Inspector then you must plead ground (a) – that planning permission should be granted – and pay the fee for the deemed planning application which accompanies ground (a). If your intention is that the planning merits should be considered then please read this letter carefully and act on it promptly. I will write again later in the appeal to formally confirm the situation.

If you wish the planning merits to be considered you MUST do the following by 06 February 2025.

- Pay the fee for the accompanying deemed planning application.

If not done by the above date then the Inspector will not be able to consider whether planning permission should be granted.

Ground (a) and the deemed planning application would lapse and the appeal would proceed solely on the basis of the other grounds that you have pleaded.

The fee is double the amount of a normal planning application and is payable to the local planning authority (LPA). If you are unsure of the amount you should contact them.

Please note:

1. Any deemed planning application will lapse if the above action(s) are not carried out by 06 February 2025 and we will not be able to reinstate it.
2. If you are unable to pay the fee on or before the due date we can extend the

payment period in exceptional circumstances but this can only be done if you request an extension before the payment deadline. Please therefore let me know immediately, with reasons, if you need an extension to the deadline. It will be too late once the date has passed.

3. If you have submitted a retrospective planning application for the development and the LPA issued the enforcement notice after the submission of the application but before the time for determination expired, you are not permitted to appeal on ground (a) by virtue of s.174(2A) of the Town and Country Planning Act 1990, as amended. If this is the case please disregard this letter.

Note: Multiple appellants

1. Where more than one person appeals against an enforcement notice they will all be assigned a different reference number, as long as each has their own right to appeal. We will do this even when a single appeal form is received in joint names (e.g. Mr and Mrs). In these circumstances only one appellant needs to pay the fee and plead ground (a), before the deadline given, for the planning merits to be considered.
2. However, you should bear in mind that if the person who pays the fee and pleads ground (a) subsequently withdraws their appeal we will not be able to consider the grant of planning permission on the remaining appeal(s) and neither can we transfer the fee between appeals. It may therefore be that more than one person would want to plead ground (a) and pay the fee.

Further information about fees can be found in the 'How to complete your enforcement notice appeal form' guidance document.

Yours sincerely,

Enforcement Appeals Officer
Enforcement Appeals Officer

https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search