

Y Tribiwnlys Eiddo Preswyl
Residential Property Tribunal Service (Wales)

DECISION AND REASONS OF RESIDENTIAL PROPERTY TRIBUNAL
Housing Act 2004

Premises: 10 Connaught Road, Cardiff, CF243PT and 43 PenyWaun Road, Cardiff, CF244GE (“the premises”)

RPT ref: **RPT/070/03/19 AND RPT/0072/03/19**

Hearing: 9th July 2019

Applicant: **Assan Khan**

Respondents: **Cardiff County Council**

Tribunal: Mr J E Shepherd – Judge Chairman
Ms J Coupe MRICS – Surveyor Member
Mr B Brereton - Lay Member

DECISION ON PERMISSION TO APPEAL APPLICATION

Permission to appeal is refused.

Reasons

1. Permission to appeal will only be granted where:

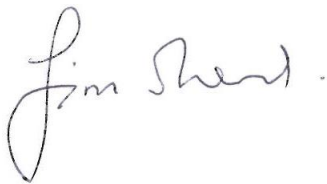
- (a) The Tribunal has wrongly interpreted or applied the law;
- (b) The Tribunal has wrongly applied or misinterpreted or disregarded a principle of valuation or professional practice;

- (c) The Tribunal has taken account of irrelevant considerations or failed to take account of relevant considerations or evidence or there was a substantial procedural defect;
- (d) The point or points at issue is/are of potentially wide implication

2. The appeal grounds are all misconceived.

- a) The issue in relation to disclosure is a criticism of the council and not of the tribunal. In any event the issues were heavily canvassed during the Tribunal hearing.
- b) The question of whether the properties are licensable was dealt with in the Tribunal decision. The Applicant is seeking to repeat the same arguments.
- c) The issue of protective licensing is not understood and the Applicant is simply repeating arguments he made in the Tribunal hearing.
- d) The Article 14 argument is baseless and was not raised before the Tribunal.
- e) The "defective bundle" argument is also baseless. The Tribunal proceeded with the bundle without problems.
- f) The costs appeal has no merit. The Applications were dismissed and the Respondents were entitled to their costs because of the Applicant's conduct.

Dated this 10th day of September 2019

A handwritten signature in cursive script, appearing to read "Jim Sheehy".

Chairman