

THE VALUATION TRIBUNAL FOR ENGLAND



Non-domestic rating appeal; 2010 rating list; challenge against compiled list entry; workshop and premises; number of assessments; comparable assessments; Lotus and Delta v Culverwell (VO) & Leicester City Council [1976] RA 141; appeal dismissed.

RE: 8 & 9 Burnt Mill, Harlow Essex CM20 2HT

APPEAL NUMBER: 154033356932/285N10

BETWEEN:	Mr S Gyoury and	Appellant
	Ms D Bunyan (Valuation Officer)	Respondent

PANEL: Dr Elizabeth Stuart-Cole (Presiding Senior Member)
Mr SP Wood (Senior Member)

CLERK: Miss F Willson

REMOTE
HEARING ON: 9 October 2023

APPEARANCES: Mr S Gyoury (the appellant)
Mr C Coles (on behalf of the Valuation Officer).

Summary of decision

1. Appeal dismissed. The property 8 & 9 Burnt Mill, Harlow Essex CM20 2HT (subject property) remained in the list effect from 1 April 2010.

Introduction

2. This was a 2010 rating list appeal arising from a proposal made by the appellant in respect of the subject property entry in the rating list as at 1 April 2010 in which he stated the rateable value was unreasonable.
3. At the previous hearing before the Tribunal on 19 August 2019 it became apparent to the panel that the appellant sought a split of the subject property into two separate hereditaments and not to challenge the complied list entry. The panel adjourned the hearing as they were unable to determine the matter of a split on the subject property as the proposal was on the grounds of a challenge to the complied list entry. The VO agreed to seek technical advice on whether the VO could consider a split without further Tribunal order as it was now too late for a new proposal to be raised by the appellant as the 2010 list had closed.
4. Mr Coles confirmed that having taken advice and the VO was unable to raise a report for a split of the subject property themselves on technical grounds although they did not have any objection to the split.
5. The panel was unable to determine whether a split should be ordered as it was not the grounds of appeal stated in Mr Gyoury's proposal. The panel therefore dismissed the appeal and confirmed the subject property was to remain in the list with effect from 1 April 2010.

Date: 8 November 2023

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Right of Appeal

Any party who is aggrieved by the Tribunal's decision, and who appeared or was represented at the hearing, has the right of appeal to the Upper Tribunal (Lands Chamber). Any such appeal should be made within four weeks of the date of this decision notice.