

THE VALUATION TRIBUNAL FOR ENGLAND



Non-domestic rating appeal; 2017 Compiled List appeal; Offices and premises; material change of circumstances; agreements ratified by the panel.

APPEAL NUMBER: CHG100173153

BETWEEN:	Sam Knows Ltd	Appellant
	And	
	A Ricketts (Valuation Officer)	Respondent

RE: 2nd Floor, 135 Park Street, London, SE1 9EU

REMOTE HEARING 1: Monday 3 April 2023

PANEL: Dr E Stuart-Cole (Senior Member)
Miss R Punia

CLERK: Ms N Shepherd

APPEARANCES: Mr Stewart Carter of Altus Group for the appellant
Mr Christopher Cates for the Valuation Officer

Summary of decision

1. Appeal allowed. The appeal property's entry was reduced to Rateable Value (RV) £89,000 with effect from 17 September 2018.

Introduction

2. This appeal had been brought in respect of the following: 2nd Floor, 135 Park Street, London, SE1 9EU which was entered into the 2017 rating list as "office and premises" at a rateable value of £92,500 effective from 17 September 2018.

3. The appeal to this Tribunal was made following the Valuation Officer's (VO) Challenge Decision Notice of 31 August 2021. The appellant proposed a RV of £81,500 as a result of the appeal property being affected by a material change of circumstances as a result of a number of building works taking place in the vicinity. The VO's decision found that the appellant's proposed RV was not well founded. Consequently, an appeal was made to this Tribunal.
4. This tribunal decision document is not and does not purport to be a verbatim record of proceedings.

Issue

5. The issue for the panel to determine was the RV of the appeal property.

Decision and reason

6. Prior to the commencement of the hearing, both parties had discussed the appeal further and had reached verbal agreement. They asked the panel to ratify their agreement that the RV of 2nd Floor, 135 Park Street, London, SE1 9EU should be £89,000 from 17 September 2018.
7. As both parties agreed to this RV, the panel ratified this amount.

Order

8. Under the provisions of regulation 38(4) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Tribunal for England orders the Valuation Officer to reduce the entry in the rating list for 2nd Floor, 135 Park Street, London, SE1 9EU to rateable value £89,000 with effect from 18 September 2018.
9. Under regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

Date: 2 May 2023

Appeal number: CHG100173153