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**FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case Reference** : CHI/00MR/HYI/2013/0002

**Property** : 83 Winstanley Road  
Portsmouth  
Hampshire  
PO2 8JS

**Applicant** : Hedley Lester

**Respondent** : Portsmouth City Council

**Type of Application** : Application for permission to appeal

**Tribunal Member(s)** : Judge RTA Wilson  
Brandon Simms FRICS

**Venue** : Tribunal Offices Chichester

**Date of Decision** : 29<sup>th</sup> January 2014

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DECISION

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## **DECISION OF THE TRIBUNAL**

1. The Tribunal has considered the Applicant's out of time request for permission to appeal dated 14<sup>th</sup> November 2013 and determines that:
  - a. It will not review its decision, and
  - b. Permission is refused

## **REASONS FOR THE DECISION**

2. The decision, which is the subject of this application for appeal, is dated the 16<sup>th</sup> August 2013 and accordingly application for permission to appeal should have been made by or on about the 20<sup>th</sup> September 2013. This application is therefore very substantially out of time and no substantive reason has been given for the late submission. In any event none of the conditions set out in Rule 51 of the Tribunals Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 apply.
3. Further more:
  - a. The Tribunal did consider and take into account all of the relevant points now raised by the Applicant, when reaching its original decision.
  - b. The Tribunal's decision was based on the evidence before it and the Applicant has raised no legal arguments in support of the late application for permission to appeal.
  - c. The Tribunal is satisfied that even if the application had been made in time there are no reasonable grounds for concluding that the Tribunal's original decision may have been wrong, or that the Tribunal misdirected itself as to the law, or that there was any procedural defect. Accordingly the Tribunal determines that the appeal would have had no reasonable prospect of success.