

that person at that address...". In this case, the Council state that they sent a Liability Notice to both the appellant and his agent to the postal and e-mail addresses provided. They have produced a screenshot to demonstrate that it was sent to [REDACTED], along with the planning approval, on 16 January 2019. The appellant's agent contends that the e-mail was later found in the junk e-mail box, and this would appear to be the reason an appeal has been made on this ground. However, while it is unfortunate if the relevant e-mail ended up in the agent's junk e-mail box, I am satisfied on the evidence before me, that the Council correctly served a Liability Notice by sending it to the e-mail address provided. The appeal under this ground fails accordingly.

The appeal under Regulation 118

3. An appeal under this ground is that the Council has issued a Demand Notice with an incorrectly determined deemed commencement date. In this case, the Council determined that date to be 24 January 2019 from building control records. Although the appellant has appealed on this ground, he has not provided an alternative date with any evidence to support it. Therefore, on the evidence before me, I have no reason to believe that the Council has issued a Demand Notice with an incorrectly determined deemed commencement date. The appeal under this ground also fails accordingly.

Formal decision

4. For the reasons given above, the appeal is dismissed on the grounds made and the surcharges of [REDACTED] are upheld.

K McEntee