

**Y TRIBIWNLYS EIDDO PRESWYL  
RESIDENTIAL PROPERTY TRIBUNAL  
LEASEHOLD VALUATION TRIBUNAL**

**Reference: LVT/0026/10/22**

**In the Matter of Flats 2 and 3, 73 Cardiff Road, Llandaff, Cardiff**

**In the matter of an Application under Section 27A Landlord and Tenant Act 1985.**

<b>Applicants</b>	<b>Unicam Holding LLC</b>
<b>Respondents</b>	<b>Mrs Marguerite Edmunds</b>
<b>Tribunal</b>	<b>Judge Shepherd Kerry Watkins FRICS</b>

**DECISION ON REQUEST FOR PERMISSION TO APPEAL MADE BY RESPONDENT**

The tribunal has considered the Applicant's request for permission to appeal and determines that permission be refused.

**REASONS FOR THE DECISION**

1. The test for whether to grant permission to appeal is whether there is a realistic prospect of success.
2. In the present case, the tribunal does not consider that there is such a realistic prospect.
3. The Respondent alleges that the Tribunal failed to take into account expert evidence before it. This is patently incorrect as seen from the decision. The Respondent also alleges that the Tribunal was wrong to depart from the findings of the experts. This is also wrong. The experts are to assist the Tribunal in making its decision. The Tribunal is not compelled however to follow the experts' conclusions. This was an extraordinary case in which the overall tenor was the Respondent seeking to recover sums from the Applicant notwithstanding the fact that those sums would probably not have been incurred at all if she had not carried out ill advised works of development.

**Dated this 5<sup>th</sup> day of December 2024  
Judge Shepherd**