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Mr Philip Robin  
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Your Ref: 18708  
Our Ref: APP/Z2260/A/11/2163595  
Date: 12 November 2012

Dear Mr Robin

**Town and Country Planning Act 1990  
Appeal by Metropolitan Property Realizations Limited  
Site at Arlington House, 1-51 Arlington Square, All Saints Avenue, Margate ,  
CT9 1XS**

Although under the Town and Country Planning (Determination of Appeals by Appointed Persons)(Prescribed Classes) Regulations 1997, the appeal was to have been decided by an Inspector, the Secretary of State considers that he should determine it himself.

Accordingly, in exercise of his powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that he shall determine this appeal instead of an Inspector. This means that instead of writing a decision, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State.

The reason for this direction is that the appeal involves proposals which involve any main town centre use or uses where that use or uses comprise(s) over 9,000m<sup>2</sup> gross floorspace (either as a single proposal or as part of or in combination with other current proposals) and which are proposed on a site in an edge-of-centre or out-of-centre location that is not in accordance with an up-to-date development plan document.

This direction is being served on the Inspector, the appellant (or their representative) and the local planning authority.

The current guidelines for 'recovering' appeals are to be found in House of Commons Hansard Ministerial Statement of 30 June 2008. We will send you a copy of the appropriate extract if you ask for one or you can get it from our website at <http://www.planningportal.gov.uk/uploads/pins/ministerial-statement.pdf>



Yours sincerely

Mark Boulton

Authorised to sign on behalf of the Secretary of State

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*You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcportal/casesearch.asp>  
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*