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Our UK Planning Practice

2019 – 2020

Hogan
Lovells

Our planning practice

We understand that getting the right planning and infrastructure consents is vital to the success of your business. You can rely on us to help you secure these quickly and efficiently, reducing the risk of challenge and costly delays.

We act on some of the largest and most notable planning projects in the country and are acknowledged as market leaders, with our partners ranked at the top of the legal directories.



Claire Dutch

Head of Planning

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Michael Gallimore

Partner

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Our approach

We build strong relationships and are passionate about development.

We act for developers, investors and public sector clients on a wide range of schemes from tall buildings to shopping centres; housing estates to energy plants; and royal palaces to the Olympic Park.

Our clients include major housebuilders, international regeneration specialists, sovereign wealth funds and FTSE 100 developers.

We have a deep understanding of the planning regime in London and have built excellent relationships with local planning authorities across the country.



Straight talking



Proactive



Positive



Well connected



Hands on

“

One of the leading planning law firms in London, with excellent knowledge and depth of experience.

Chambers UK, 2018

”

“

Noted for providing ‘responsive, practical, commercial and imaginative advice’.

Legal 500, 2018

”

Our expertise

Residential

We advise on large housing schemes such as Bishopsgate Goodsynd; student accommodation; build to rent; and retirement living.

Office

Our expertise includes tall office buildings in Central London; affordable and flexible workspace; and embassies, such as the new American Embassy at Nine Elms, Battersea.

Retail

We recently acted on the Cribbs Causeway planning inquiry and advise on town centre regeneration such as Brent Cross South and out of town retail parks.

Infrastructure

We have secured consents for gas pipelines and energy from waste plants. We provide planning and CPO advice on HS2, Thameslink and highway infrastructure.



Our clients



“

They can do everything
and do it very well.

Chambers UK, 2017

”

“

Provides high
quality advice.

Chambers UK, 2019

”



Our recent highlights



Ballymore & Hammerson

On the development of **Bishopsgate Goodsyard**, the largest available brownfield site in Central London. The application received considerable media attention and was “called in” by the previous Mayor, Boris Johnson, in September 2016.



The Crown Estate

We are advising on the 10,000 home urban extension to **Hemel Hempstead**. Phase 1 will deliver at least 2,500 homes, significant employment development and infrastructure on greenbelt land.



Argent Related

On the **Brent Cross South** regeneration project. The scheme includes a new Thameslink station, 7,000 residential units, up to 4 million square feet of office space, 3 schools and public park and spaces.



Historic Royal Palaces

On planning issues on two of the country’s most iconic heritage assets – **Kensington Palace** and **Hampton Court**.



Berkeley Group

Advising several companies in the group on sites at **No.1 Blackfriars**, **Ealing** and **Kingston**.

“

Broad practice known for advising on some of the largest and most notable planning cases in the market.

Chambers UK, 2019

”



Welbeck Strategic Land

We secured a robust planning permission for an urban extension to **Uckfield, East Sussex**. This greenfield development includes 1,000 homes, a school and significant employment space.



Carlton Power

We secured a Development Consent Order for a 20km gas pipeline in South Yorkshire known as **Thorpe Marsh**. The DCO application received one of the lowest number of objections ever received for a project of its kind.



Ballymore

We continue to act on a variety of key London sites, including **Goodluck Hope** and **Wardian** in the Docklands. Our work for Ballymore has resulted in consents for over 3 million sq ft of mixed use development.



M&G

On the application to extend the mall at **Cribbs Causeway** which was called in by the Secretary of State. We advised on retail, viability and transport issues and provided full support at the planning inquiry, which was the largest retail inquiry in 2017.



Veolia/Covanta

On the **Rookery South** Energy from Waste plant. We advised on the implementation phase for the Development Consent Order.



British Land

On the redevelopment of its Paddington Central campus, including its **"Paddington Gateway"**.

“

Frequently engaged in big ticket infrastructure, regeneration and urban extension projects.

Chambers UK, 2019

”

“

Diligent, thorough and commercial in their advice.

Chambers UK, 2019

”

Our team



Claire Dutch

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Kathryn Hampton

Senior PSL

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Caroline Stares

Associate

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“

We value their no-nonsense
and focused approach.

Chambers UK, 2019

”

“

They offer pragmatic solutions
to complex challenges.

Chambers UI, 2019

”



Claire Dutch

Partner, Head of Planning

Claire is quoted as being “*among the top planning lawyers in the country*”. She is listed as “a Leading Individual” in both Legal 500 2018 and Chambers 2019 and has been described in the directories as “*a very good negotiator, firm but tactful,*” and “*a team player who brings good knowledge and understands what the objectives are*”.



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Awards and rankings

Chambers UK, Planning 2019 – Leading Individual (Band 1)

Legal 500 2018 – Leading Individual

Listed in Planning Magazine’s poll of the most influential women in planning in UK 2016

Listed in Planning Magazine’s “Power 100”

Featured in The Lawyer’s “Hot 100 Lawyers”

Asked to sit on the judging panel of The Planning Awards 2014, 2015 and 2016

Memberships

British Property Federation Planning Committee

The Oxford Joint Planning Law Conference Committee

The National Infrastructure Planning Association

City of London Law Society Planning and Environmental Law Sub-Committee

London First Planning and Development Advisory Forum

Representative experience

- Lead solicitor for the **Ballymore** and **Hammerson JV** on Bishopsgate Goodsyards, one of the largest and most high profile developments in Central London, which straddles the Tower Hamlets and Hackney. Claire has advised on this site for the last 10 years.
- **Benson Elliot** on a major regeneration of Barking town centre and a high profile called in application for a key site on Ealing Broadway.
- **Ballymore** on several large mixed use schemes in the London Docklands area totaling over 3 million square feet.
- **British Land** on the development of its Paddington Central Campus.
- **Londonewcastle** on the development of several residential-led urban regeneration schemes in Tower Hamlets, including successful appeals on Huntingdon Industrial Estate and Fleet Street Hill.
- **Greenoak** on its complex regeneration of the Whitechapel Estate in Tower Hamlets.
- Currently advising **The Crown Estate** on several greenbelt strategic sites.
- Numerous schemes in London and the South East for other residential developers including **Fairview New Homes**, **Galliard** and **Mount Anvil**.

Michael Gallimore

Partner

Michael Gallimore is widely recognised as a leading planning lawyer and has developed his reputation over the last 30 years through his work on a number of high profile development projects. Michael's reputation is endorsed by the Legal Directories, Chambers' sources describing him as *"one of the finest planning lawyers in the City"*. Legal 500 described Michael as an *"industry expert"* who *"takes the time to understand clients' requirements"*.



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Awards and rankings

Chambers UK, Planning 2018 –
Star Individual

Legal 500 2017 – Leading Individual
Listed in Planning Magazine's
"Power 100"

Consistently featured amongst
the top three planning solicitors in
Planning's annual legal survey for
the last ten years

Memberships

British Property Federation
Industrial Committee

Appointed by DCLG to the Industry
Expert Panel to review CIL

Representative experience

- **Argent (King's Cross) Limited** on the planning aspects of the King's Cross Central redevelopment project – one of the highest profile regeneration schemes in Europe. The development comprises over 7 million square feet of residential, commercial and leisure uses.
- **British Land** on the redevelopment of Regent's Place on the Euston Road in the London Borough of Camden. We advised on the planning aspects of the North East Quadrant including the Section 106 Agreement, modifications to the scheme including the use of non-material amendments and minor-material amendments procedures and the strategy for the commencement of development to protect the planning permission.
- **St George** on various projects including 1 Blackfriars and Royal Exchange, Kingston.
- **Braeburn Estates** (a joint venture between Canary Wharf Group and Qatari Diar) on the mixed use redevelopment of the Shell Centre on the South Bank.
- **Crest Nicholson** on its residential led Bath Western Riverside mixed use scheme of over 2,000 homes. The development is highly sensitive due to Bath's designation as a World Heritage Site.

Hannah Quarterman

Senior Associate

Hannah is listed as a Star Associate in Chambers 2019, where she is described as “very responsive and good at taking the lead”. Hannah specialises in all aspects of planning law and has negotiated many section 106 agreements, dealing with issues such as affordable housing and the delivery of key infrastructure. Hannah has also advised on a wide variety of issues relating to the implications of the Community Infrastructure Levy for developments, and strategies to minimise CIL liability.



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Awards and rankings

Chambers UK, Planning 2019 –
Star Associate

Memberships

The Law Society Planning and
Environmental Law Committee

The Compulsory Purchase
Association

Representative experience

- **Londonewcastle** on its planning application for a residential led development in Whitechapel including an application review and advising on heritage issues.
- **St Edward Homes** on its linked planning applications for sites in Kensington, including negotiating a suite of s106 agreements, advising on CIL and advising on the strategy to vary the permissions individually and in combination.
- **Berkeley Homes (Central London) Limited** on a suite of applications for a residential led redevelopment at West End Green, Paddington.
- **London Legacy Development Corporation** on development proposals and the proposed compulsory acquisition of land in Hackney and Tower Hamlets, as well as its planning applications to deliver a cultural and educational district within the Queen Elizabeth Olympic Park including a new UCL campus.
- **Argent Related** on redevelopment proposals at Brent Cross South.
- Advising landowners including **Land Securities** and **Pension Trustees Limited** on HS2, including securing compensation.
- Securing the stopping up orders to facilitate the redevelopment of the Shell Centre on behalf of **Braeburn Estates Limited Partnership**.

David Wood

Senior Associate

David has a particular interest in energy and infrastructure work and acts for promoters of nationally significant infrastructure projects and parties affected by them. He also advises on development consent projects. His work includes legal audits of applications; drafting development consent orders; policy analysis; and advocacy at hearings. David also advises on implementation strategy; the exercise of compulsory purchase powers and scheme changes.



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Awards and rankings

Chambers UK, Planning 2019 –
Associate to Watch

Memberships

National Infrastructure
Planning Association
Cambridge University Land Society

Representative experience

- Advising **Covanta Rookery South** (a venture promoted by Covanta Energy and Veolia) on the implementation of the Rookery South Resource Recovery Facility Order.
- Advising **Thorpe Marsh Power** (a venture promoted first by GE Power & Water and Acorn Power Developments and subsequently by Carlton Power) on its application under the Planning Act 2008 for the construction of a 20km gas pipeline linking the proposed Thorpe Marsh CCGT power station to the National Grid.
- Advising **Grundon**, the operator of an energy from waste facility whose operations may be affected by a proposed DCO. This advice has included advising on the approach to take to risk, dealing with the promoter of the project, and application strategy in the event that the facility needs to be relocated (which may itself require a DCO).
- Advising a confidential **US nuclear developer** on the DCO process and regulatory environment.
- Advising various landowners and developers on objections to orders being promoted under the Planning Act 2008 and the Transport and Works Act 1992.

Caroline Stares

Associate

Caroline is an associate in our planning team. She specialises in planning law and regularly negotiates highway agreements, deeds of variation and section 106 agreements. Caroline has assisted developers on multiple planning appeals covering green belt, mixed-use, residential and retail developments. She also advises on various due diligence matters for purchasers, sellers and funders for schemes ranging from mixed-use developments and industrial parks to student accommodation.



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Memberships

Young Compulsory
Purchase Association

Representative experience

- Assisting **Bonnar Allan Limited** with its planning inquiry for a green belt residential development in Surrey.
- Advising **Shaftesbury** on multiple section 106 agreements for its Carnaby, Charlotte Street and Seven Dials portfolio.
- Advising **St George** on a highway agreement, deed of variation and stopping up order for its One Blackfriars development.
- Advising on multiple highway agreements and assisting with the Court of Appeal case for **Braeburn Estates** (a joint venture between Canary Wharf Group and Qatari Diar) for the Shell Centre redevelopment on the South Bank.
- Assisting with the Judicial Review challenge for **Royal Mail Group** in respect of its mixed-use redevelopment of the Mount Pleasant Sorting Office.

Kathryn Hampton

Senior Knowledge Lawyer

Kathryn has detailed planning knowledge across a wide range of sectors and provides specialist strategic planning and highways advice on major developments and associated infrastructure. As a Senior Knowledge Lawyer, Kathryn advises the real estate team on all aspects of commercial planning as well as delivering training and events for clients and key contacts. Kathryn attends key stakeholder meetings; writes for external publications; and provides insightful comment to the planning press. Kathryn also contributes to Government consultations.

As a transactional lawyer, Kathryn managed the planning aspects of corporate and real estate deals and negotiated complex planning agreements. Kathryn has developed a particular expertise in residential planning, mixed-use developments and education projects (including student accommodation) and has worked on a number of tall buildings in London.



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Memberships

The Compulsory
Purchase Association

Revo
(development committee member)

UKELA

London First

Representative Experience

- Working with industry bodies such as **London First** and **Revo** on responses to consultations and key planning policy issues.
- Advised **Land Securities** on town centre redevelopment projects such as the Filmworks site in Ealing.
- Advised **Morgan Stanley** on a mixed use residential and leisure scheme including London's first cruise terminal at Enderby Wharf, Greenwich. Kathryn negotiated the S.106 agreement for the new residential and enlarged terminal consent.*
- Secured planning permission for a number of student accommodation towers in central London for **Urbanest**.
- Advised **Argent** on planning appeal procedures and cost applications.
- Advised **AirBnB** on material changes of use and judicial review.

* undertaken at previous firm.



Market recognition

“

Claire Dutch is described by sources as “an excellent legal mind and a brilliant team player.”

Chambers UK, 2019

”

“

Michael Gallimore is described as an “established planning lawyer who knows everything.”

Chambers UK, 2018

”

“

The team excels in public inquiry work.

Legal 500, 2018

”

“

Very bright, personable and responsive. [David Wood] gets onto the job quickly and is a great problem solver and a team player too.

Chambers UK, 2019

”

“

Work extremely effectively as part of a wider consultant team.

Chambers UK, 2018

”

“

The team has been brilliant to work with. Its ability to devise tailored strategies as well as pay meticulous attention to detail is very impressive.

Chambers UK, 2017

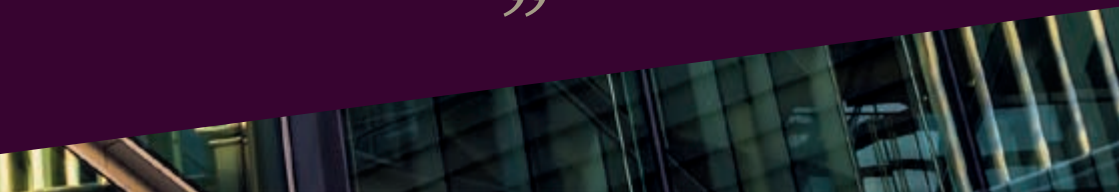
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“

Hannah Quarterman attracts praise from market commentators, with sources describing her as “committed and hard-working.”

Chambers UK, 2019

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*Our associated offices
Legal Services Centre: Berlin

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