

# **Planning and Regeneration London**

## **Our Team and Experience**

# Introduction

The planning and regeneration team at Asserson Law Offices is a specialist group dedicated to offering both the private and public sectors tailor made legal advice on a range of planning and environmental matters.

The team is headed by Daniel Drukarz who is an acknowledged expert in legal planning strategy with over 20 years' experience. The team's reputation is built on straightforward planning advice that helps deliver viable planning consents in as timely a manner as possible. The team has an in depth understanding of planning law and policy and has a track record of delivering innovative solutions to kick start development on some of London's most complex sites.

The team's experience includes work on some of the largest mixed use regeneration projects across London and the South East and iconic schemes such as Lord's Cricket Ground, The Shard of Glass and The Heron Tower.

The team includes Allan Ledden, the first legal planning advisor to the Mayor of London. His experience brings a unique law firm perspective.

## **The team's experience includes:**

- Achieving planning consents (two planning authorities) coupled with complex infrastructure agreements for Sun Microsystems' European HQ, involving a new 500,000 sq ft office campus development on MOD land in Hampshire.
- Successful defence of first ever judicial review action against the exercise of the new Mayor of London's planning powers.
- Achieving planning consent for London and Quadrant Housing Trust's scheme for the wholesale residential led redevelopment of the Kingsland Basin in the London Borough of Hackney involving infrastructure agreements to achieve the highest standards of public realm.
- Working with leading architects MAKE on the potential for two 50 storey towers with up to 70,000 sq.m of mixed use space on two sites adjacent to Marsh Wall on the Isle of Dogs.
- Advising on the legal agreement for a 300 residential unit mixed use scheme adjacent to Kew Bridge in the London Borough of Hounslow including negotiating the drafting for the first discount market sale units in the borough.
- Achieving planning consent for a residential conversion of a locally listed Convent in North London, involving the quashing of the Council's decision to designate the site a conservation area, whilst also lodging a novel compensation claim against the Council under the Listed Building legislation. The site has since been acquired by Berkeley Homes.
- Advising a number of public authorities on planning relates issues including providing advice at planning committees and planning inquiries.

For more information about how we may be able to help you, please do not hesitate to contact us on 0203 150 1308 or email us at [planning@asserson.co.uk](mailto:planning@asserson.co.uk).

# Our Recent Experience in London

	<p><b>Project: Royal Albert Dock, Newham</b></p> <p><i>Client: ABP</i></p> <p>We are part of the legal team advising a leading Chinese developer, ABP on its bid for the Royal Albert Dock which is being sold by international private tender and is an Enterprise Zone. If successful, ABP intends to build a mixed commercial and retail scheme on LDA land, immediately to the north of London City Airport. The scheme includes complex infrastructure delivery and public realm.</p>
	<p><b>Project: West India Dock Road, Tower Hamlets</b></p> <p><i>Client: Aitch Group</i></p> <p>We advised in connection with Aitch Group's proposals for a new 15 storey hotel adjacent to Westferry DLR Station. This landmark site is at an important gateway to Canary Wharf and the scheme will include a comprehensive upgrade to the public realm. Planning permission was granted in July 2010 and the related highway infrastructure agreement shortly after.</p>
	<p><b>Project: South Hornchurch, Havering</b></p> <p><i>Client: Aitch Group</i></p> <p>We are advising on the wholesale redevelopment of a former warehouse site for over 500 residential units, commercial floorspace and associated infrastructure. The scheme would act as a catalyst for further investment in this part of Havering. A plethora of land use issues including the existence of high pressure pipelines and flood risk issues add to the challenge of this exciting opportunity.</p>
	<p><b>Project: Mast Pond Wharf, Greenwich</b></p> <p><i>Client: Albany Homes</i></p> <p>We are advising Albany Homes on their proposals for a 16 storey residential tower adjacent to the Thames in Woolwich. The proposed scheme includes 100 residential units, 60 car parking spaces and a new community fishing club. This complex site also contains Grade II listed steps originating from its time as part of Woolwich dockyard. We are currently negotiating the complex section 106 agreement which will accompany any future planning permission.</p>
	<p><b>Project: Three Colts Lane, Tower Hamlets</b></p> <p><i>Client: Albany Homes</i></p> <p>We advised Albany Homes in connection with their recent planning permission for a 141 residential unit scheme close to Bethnal Green tube station in Tower Hamlets. The scheme proposed 41 affordable housing units (29% overall) with 20 units for social rent and 21 intermediate units. Planning permission was granted in August 2011.</p>



**Project: Century House, Tanner Street, Southwark**

*Client: Albany Homes and London & Quadrant Housing Association*

We advised on a residential-led mixed-use scheme in Southwark which involved working with leading architects MAKE. The scheme has been designed to provide an exemplar standard of accommodation and will deliver much needed public realm improvements to this part of Southwark. We led a full professional team including a planning QC on a successful appeal. Planning permission was granted in September 2010.



**Project: Greenwich Reach, Greenwich**

*Client: Galliard Homes*

We are currently advising Galliard Homes on the terms of the section 106 agreement for their mixed use development at Greenwich Reach. The scheme includes 980 residential units as well as retail, commercial, leisure and community floorspace. There is a comprehensive public realm upgrade as part of the s106 package, including the continuation of the Thames River Walkway. Galliard has implemented the planning consent and hopes to complete the first phase late in 2012.



**Project: 765 Finchley Road, Barnet**

*Client: Galliard Homes and Albany Homes*

The team advised on a successful planning appeal for the redevelopment of former Smiths Industries site on Finchley Road for 80 residential units and accompanying commercial space. The scheme includes 20 affordable housing units of which 16 will be for affordable rent. The scheme was initially refused by officers but overturned by the inspector on appeal. We project managed the appeal with permission being granted in September 2011.



**Project: Heron Tower, City of London**

*Client: Greater London Authority*

Advice given to the Mayor of London at the public inquiry into Heron International's proposal for a 46 storey tower at 110 Bishopsgate including advising on the evidence being presented and the calling of expert witnesses.



**Project: Shard of Glass, Southwark**

*Client: Greater London Authority*

Advice given to the Mayor of London on the original proposal for the Shard of Glass tower at London Bridge. The Shard of Glass at 87 storeys will be the tallest building in the European Union. Advice was also given on section 106 agreement and conditions on behalf of London Borough of Southwark including issues relating to public access, restaurants, financial contributions and highways.



**Project: Greenpoint, Edgware Road, Barnet**

*Client: Level Properties Limited*

The team advised on a successful planning appeal for a mixed use development on a former major employment site. The Council overturned an officer's recommendation to approve the scheme, whereupon a top planning QC was brought on board to lead a large professional team (which we assembled) for the appeal. The Inspector was firmly of the view that consent should be granted and made his decision within two weeks of the close of the inquiry.



**Project: Meridian Gate, Marsh Wall, Tower Hamlets**

*Client: London Meridian Limited*

We are currently advising on the planning potential for high density residential development on two sites adjacent to Marsh Wall on the Isle of Dogs. We are working with MAKE Architects, leading planning consultants DP9 and specialist light consultants to bring forward an exemplar design involving the potential for two 50 storey towers with up to 70,000sq.m of mixed use space.



**Project: Kingsland Basin, Hackney**

*Client: London & Quadrant Housing Association*

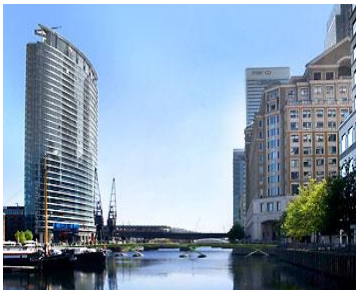
We advised London & Quadrant on their residential led mixed-use scheme alongside the Kingsland Basin in Hackney to transform the entire western side of the basin. The complex section 106 agreement which accompanied the planning consent secured a variety of obligations including discounted affordable workspace, significant environmental improvements to the basin as well as upgrade works to the public highway and public open space.



**Project: 434 Old Kent Road, Southwark**

*Client: London & Quadrant Housing Association*

We advised on the strategic planning requirements to achieve a 100 unit residential consent, involving both market and affordable units together with various infrastructure improvements. The s106 agreement was successfully negotiated with Southwark Council in August 2011 from start to finish in less than ten days.



**Project: Marriott Hotel, West India Quay, Tower Hamlets**

*Client: Marriott Group*

We made representations for both the Marriott Group and landowner in respect of upgrades to the DLR, the construction of which would have a significant impact on the operation of the hotel. The advice included lodging a petition in the House of Lords against the Crossrail proposals and appearing before a House of Lords select committee resulting in the appropriate compromise agreement being concluded.



**Project: Former Carmelite Monastery, Barnet**

*Client: Metro Construction Limited*

We acted for the owners of a former Carmelite convent in Barnet on their successful planning application for the residential conversion of this locally listed building. As part of our advice, we also obtained a certificate of immunity from listing, a CLEUD for sui generis use and successfully challenged Barnet's decision to designate the convent and its grounds a conservation area. We also ran a successful claim against Barnet for compensation under the Listed Buildings Act.



**Project: Newington Causeway, Southwark**

*Client: Neobrand*

We are advising Neobrand in relation to their proposals for a 22 storey mixed use tower in Elephant & Castle. Following lengthy negotiations with the Council, the scheme was initially recommended for approval in June 2011 but the issue of a final permission was delayed following repeated objections from Ministry of Sound. We advised on the strength of these objections to ensure the robustness of the council's committee report. Planning permission was granted in November 2011.



**Project: Iylo Tower, Croydon**

*Client: Phoenix Logistics*

We advised Phoenix Logistics in relation to permission achieved for a 20 storey landmark tower in Croydon. Advising on a complex section 106 agreement, including a complex cascade mechanism to deal with social housing provision. Presented the operation of the cascade to members of committee.

# Our Team

## Daniel Drukarz

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Daniel has specialised as a planning lawyer for over 22 years and has been consistently ranked in both Chambers and Legal 500 as a leader in his field and at the top of his profession for over 15 consecutive years.

Daniel is an acknowledged expert in legal planning strategy. His clients range from a broad mix of private sector property development companies and their JV partners, both domestic and international, public sector bodies and Housing Associations.

## Allan Ledden

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Allan joined the firm in April 2011 having previously worked in the planning and environment team at leading City firm Pinsent Masons. Allan has spent many years working in local government, including London Boroughs of Bromley, Sutton, Croydon, Newham, Enfield, City of Westminster, Southwark and Haringey. He was the first Principal Planning Solicitor to the Mayor of London at the Greater London Authority 2001/2002 and is an acknowledged contributor to the London Plan.

## Matthew Foy

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Matthew joined the firm in January 2012 having previously worked in the planning and environment team at leading City firm Pinsent Masons. He has experience of advising on a range of redevelopment projects for both public and private sector bodies with a particular focus on schemes in London.

His experience includes project managing large professional teams (both at application and appeal), advising on complex environmental issues as well as drafting planning and highway legal agreements.

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