

# Landmark Chambers

## Barrister CV

Rupert Warren KC



### Contact us

[clerks@landmarkchambers.co.uk](mailto:clerks@landmarkchambers.co.uk)

+44 (0) 20 7430 1221



# Rupert Warren KC

Call: 1994 Silk: 2012

rwarren@landmarkchambers.co.uk

Rupert Warren KC is the head of Landmark Chambers' Planning Group.



Expertise

Planning

## Contact Practice Managers

### **Michael Gooch**

020 7421 1305

mgooch@landmarkchambers.co.uk

### **Jonathan Barley**

020 7421 2480

jbarley@landmarkchambers.co.uk

### **Noel Pudney**

020 7421 1398

Npudney@landmarkchambers.co.uk

## Planning

Rupert is a leading specialist in planning and related areas of public law. Rupert was called to the Bar in 1994 and took silk in 2012. He is rated in Band 1 in both Legal 500 and Chambers & Partners.

Rupert acts for many leading developers, landowners, promoters and investors, as well as central Government, local authorities and individuals. He has particular expertise in the High Court and Court of Appeal, complex advisory work and advocacy in major planning appeals.

Residential development continues to form a core part of Rupert's practice, including in the promotion of new settlements (in Essex, Kent, Hampshire and West Sussex), major urban extensions through Local Plans and applications (in Kent, Durham, Cambridge, Bristol, Oxford and around London). He continues to advise on residential-led development particularly in London, as well as residential projects across the country. These include major town centre schemes in central Manchester, Reading, Kingston and Guildford. Design, heritage, water/nutrient neutrality, BNG and carbon feature heavily in these projects.

For many years Rupert has advised and represented the market leaders in the field of retirement and later years residential development, including McCarthy Stone, Life Story, Inspired Villages, BUPA, Minton and Guild Living/L&G. In London he successfully challenged part of the Mayor's residential SPG on behalf of the sector as well as leading on its London Plan representations.

Rupert advised government for some years in relation to the Oxford-Milton Keynes-Cambridge Arc and continues to be involved in many projects across that area, including North Cambridge, extensions to the north and south of Oxford, infrastructure-related residential and mixed-use schemes from Buckinghamshire to Norfolk

In London, Rupert is recognised as a leader in the field of complex mixed use development projects, often featuring tall buildings and heritage context as well as commercial/mixed uses. Over the last few years his caseload in London has been heavy, including representing Mitsubishi Estate in the called-in inquiry into the redevelopment of the ITV site on the South Bank, the called-in Berkeley/St Edward's re-development of the Tesco/Homebase sites in Hounslow and the appeal consent for residential development opposite Hampton Court (Jolly Boatman site). He advised and represented the City of London on its Salisbury Square Fleet Street project, currently under construction, Canary Wharf Group on Isle of Dogs proposals and advised on the consents (including through appeal) at Glengal Quay and Crossharbour District Centre.

Rupert is also expert in retail, commercial, Life Sciences/R&D, logistics and data centre development. Over the last few years, he has advised and represented major online retailers, strategic logistics developers/stakeholders such as SEGRO, IM Properties and Prologis, and data centres developers (including major applications and appeals both east and west of London, in the Thames Valley corridor). He is working on appeals and applications in both Oxford and Cambridge involving substantial provision of Life Science floorspace and offices. His experience embraces DCO work (for instance advising and representing government on the Hinkley Point C new nuclear proposal), railfreight proposals, road schemes, and town centre CPOs (he was involved in the schemes now known as Grand Arcade, Cambridge, Bath Southgate and Cabot Circus Bristol).

Rupert advised the Coalition Government on the first NPPF in 2011-12, its successor on the major revision in 2017-18, and the current Ministry of Housing, Communities and Local Government on the latest revisions to the NPPF in 2024 and NDMPs. He advised on the PD changes in 2020-21 and successfully defended the legislative changes in the Court. As a result, he has a particular expertise in national policy formulation, interpretation and legal challenge.

## Qualifications

- Scholar at Whitgift School and the Marjoribanks Scholar in Classics at Christ Church, Oxford.
- He obtained a First Class Honours degree there in 1992.
- Diploma in Law from City University.
- Called to the Bar as a Karmel Scholar by Gray's Inn in 1994.

## Recommendations

"He is a top-class advocate."

**Planning, Chambers and Partners, 2024**

"Rupert is an excellent advocate that has the ability to take control of complex matters and present them in a clear and concise manner." "Rupert's depth of experience on appeal and judicial review matters is extremely valuable." "Rupert is an outstanding barrister for complex inquiries and challenges. An NPPF guru."

**Planning, Chambers and Partners, 2023**

"He is simply outstanding." "Rupert is a superb tactician and advocate with extensive experience." "He is an excellent advocate who also provides clear and concise advice."

**Planning, Chambers and Partners, 2022**

"An excellent communicator with a commercial edge. He builds great rapport with clients and delivers very clear advice."

**Planning, Legal 500, 2022**

"Extremely popular with developers, he always gives commercial advice, and he's very effective and concise." "Rupert is very hard-working and he's highly experienced in complex London work."

**Planning, Chambers and Partners, 2021**

"His ability to turn a situation around with strategy, fairness, logic and good manners is extraordinary." "Rupert is the go-to barrister for housing development and immediately gains clients' confidence and respect."

**Planning, Chambers and Partners, 2020**

## Cases and inquiries

22 11 23	Passivhaus postgraduate accommodation consented on appeal in Cambridge
30 07 21	High Court dismisses challenge to Cherwell Local Plan review
11 02 21	Legal Challenge to Cherwell Plan granted permission to proceed
20 11 17	Court of Appeal rules that Secretary of State appeal decisions lawful even where prior recovery direction unlawful
18 03 16	Horada v Secretary of State for Communities and Local Government [2016] P.T.S.R. 1271
14 07 15	100, Avenue Road, Swiss Cottage
10 10 13	Shepherd's Bush Market judicial review dismissed
15 03 13	R (Buckinghamshire CC, HS2 Action Alliance Ltd and Heathrow Hub Ltd) v Secretary of State for Transport [2013] EWHC 481 (Admin)

10 04 12	Further challenge to HS2 launched
02 09 09	R (Gloucestershire) v Secretary of State [2008] EWHC 2269 (Admin)
22 04 09	Basingstoke & Dean B.C. v Secretary of State for Communities & Local Government [2009] EWHC 580 Admin
24 03 09	Johnson Brothers v Secretary of State for Communities and Local Government
18 03 09	Singh v Secretary of State for Communities and Local Government
01 01 09	Urban Extension to Daventry
31 07 08	Planning Inquiry Practice
14 07 08	Millgate Developments Ltd v Secretary of State for Communities & Local Government
10 06 08	Coyle v Secretary of State for Communities & Local Government
25 04 08	Austin v Secretary of State for Communities & Local Government
31 01 08	Clee v Secretary of State for Communities & Local Government
21 01 08	De Bierre v Secretary of State for Communities & Local Government [2008] EWHC 254 Admin
01 01 08	Castle hidden in the haystack case, Reigate (2008-2009)
01 01 08	SnOasis
01 01 08	Linden Homes development in Maidenhead
07 11 07	CPO Inquiries 2004-2009
21 08 07	Retail Work
28 06 07	Hall v Secretary of State [2007] EWHCA Civ 612
21 12 05	R(Environment Agency) v Tonbridge & Mailling District Council [2005] EWHC 3261 Admin
27 10 04	Sweet v First Secretary of State & Others [2004] EWHC 2565 Admin
08 07 04	R (Cherwell DC) v FSS
14 06 04	R (Exmouth Marina) v FSS

26 05 04 Chiltern DC v FSS

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04 03 04 Wood v FSS

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30 10 02 R (Curzon Berkeley) v Duckworth (VO)

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14 10 02 Fisher v SSTLR

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08 01 02 R (Nash) v Chelsea College of Art and Design

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01 01 02 R (Atkins & Davies) v Crawley

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03 09 01 Everett v SSETR

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29 06 98 West Sussex CC v SSETR

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