

Landmark Chambers

Barrister CV

Mattie Green



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Mattie Green

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Mattie Green is a specialist property barrister with experience in all areas of real property and residential and commercial landlord and tenant.



Expertise

Property

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Property

Mattie is a specialist property barrister with particular expertise in commercial landlord and tenant, residential landlord and tenant and real property disputes.

Mattie enjoys a busy court practice before a variety of tribunals and regularly appears as sole counsel in the High Court, the County Court, and the First-Tier Tribunal. She has also been led in the Upper Tribunal and the Court of Appeal.

In 2023, Mattie appeared as sole counsel in an appeal concerning the Leasehold Reform, Housing and Urban Development Act 1993 and the Civil Procedure Rules (*Peterson and Blake v Howard de Walden Estates Limited* [2023] EWHC 929 (KB)).

Mattie successfully represented the landlord at first instance and on appeal. Mattie was also junior counsel in *Dell v 89 Holland Park Management Ltd* [2023] EWCA Civ 1460 acting for the successful respondents.

Other recent work includes:

- Advising in relation to the Building Safety Act 2022, including advising a large well-known developer on the “Accountable Person(s)” and “Principal Accountable Person” under the Building Safety Act 2022 for several of its developments in which it retained a proprietary interest.
- Advising receivers appointed by one of the top four banks in relation to secured assets under a complex and high value facility agreement.
- Advising a landowner as to the implications of a restrictive covenant and the merits of an application under section 84 of the Law of Property Act 1925.
- Appearing in the High Court in relation to an application to remove an executor from a will and subsequent proceedings for contempt of court following the executor’s failure to comply with court orders.
- Drafting applications and appearing in the First-Tier Tribunal in relation to applications under section 27A of the Landlord and Tenant Act 1985, section 168(4) of the Commonhold and Leasehold Reform Act 2002, and section 14 of the Housing Act 1988.

Mattie also has experience with professional negligence claims in relation to high-value mixed-use development projects.

Before coming to the Bar, Mattie worked in the construction team at a London-based law firm and gained experience in relation to high-value mixed-use and commercial developments, cladding disputes, adjudication, and contractual disputes.

Recent cases and advisory matters have included the following:

- Real property, including rights of way, restrictive covenants, boundary disputes, land registration and trusts of land (including TOLATA disputes). So far in 2024, Mattie has successfully represented two applicants in multi-day contested adverse possession trials.
- Mortgages, including proceedings in the County Court and the High Court, advising LPA receivers and lenders, consumer protection legislation and undue influence.
- Commercial landlord and tenant proceedings, including claims for and opposing relief from forfeiture, Landlord and Tenant Act 1954 renewals (opposed and unopposed), dilapidations and breach of covenant.
- Residential landlord and tenant, including service charge disputes, possession proceedings, unlawful eviction, disrepair, breach of covenant and tenancy deposit claims. Mattie is experienced in drafting applications and appearing in the First-Tier Tribunal in relation to applications under section 27A of the Landlord and Tenant Act 1985, section 168(4) of the Commonhold and Leasehold Reform Act 2002, and section 14 of the Housing Act 1988.
- Mattie’s experience of possession claims includes: claims relating to forfeiture following a section 168(4) determination (including applications for relief from forfeiture by the lessee and mortgagee and issues of waiver), section 8 claims, section 21 claims, claims against trespassers, claims by executors, mortgage possessions claims, claims by receivers, and claims against property guardians.
- Enfranchisement, right to manage and rights of first refusal.
- Wills and probate matters with a property aspect, including removal of executors.
- Procedural matters, including jurisdiction and service.

Qualifications

- LLM Legal Practice (Distinction), BPP University
- BPTC (Very Competent), BPP University
- BA (Hons) Law, University of Cambridge (Downing College)

Cases and inquiries

11 07 24	Upper Tribunal finds cost of work needed to remedy structural defects not recoverable as part of the service charge
26 03 24	Leasehold Insurance Commissions
08 12 23	Court of Appeal judgment in 89 Holland Park (Management) Limited v Dell
09 05 23	Peterson and Blake v Howard de Walden Estates Limited [2023] EWHC 929 (KB)
04 07 22	Dell v 89 Holland Park Management Ltd [2022] UKUT 169 (LC)