



Areas of Expertise:

- Asset management for institutional funds
- Retail planning
- Central London residential
- Green belt

Key Experience:

- **Rugby, Junction One Retail and Leisure Park** – Acting for Orchard Street Investment Management, Stephen secured permission for 60,000sqft of new retail space, including a new terrace to complete this out of town park. Despite some hostile opposition from existing land owners, permission was granted without the need for an appeal.
- **Camden, John Street** – Secured permission for G&T London for reuse of a vacant former training centre in Bloomsbury as luxury apartments. By arguing that the building was in community rather than employment use, local employment protection policies were avoided and the building could be considered for housing. Its listed status and location in the Bloomsbury Conservation Area, gave rise to significant heritage issues, but these were overcome, as were Camden's affordable housing policies.
- **Whittlesey, new food superstore and country park** – Acting for Sainsbury's, Stephen worked with the local community, key politicians and planning officers to persuade them to back Sainsbury's proposals over that of a rival developer. Permission was secured at the local level, with a subsequent legal challenge defeated.

Key Projects:

DTZ Investors
Hermes Real Estate
LaSalle Investment Management
Orchard Street Investment Management
Standard Life Investments
Land Securities
Sainsbury's Supermarkets Limited
Satnam Investments Limited
CBRE Global Investors
G&T London
TIAA Henderson

Profile: Stephen Rose

- **Chalfont St Peter Football Club** – Advised the football club on a planning strategy following unauthorised development of a new stand in the green belt. The stakes were high – if the stand had to be removed the ground would fail to meet the FA's capacity requirements and would be excluded from competition, which would lead to the folding of the club. By presenting a strong technical case and building a consensus with the local community, permission was secured retrospectively, without enforcement action being taken.
- **Canterbury** – Worked with DTZ Investors on their asset management strategy, removing the bulky goods restrictions on two-thirds of the units.
- **Worcester, Elgar Retail Park** – Stephen has advised Hermes on their asset management strategy for this retail park since 2006. In that time the profile of the retail park has been greatly enhanced by permissions for additional floorspace and relaxation of sales of goods conditions. Importantly, this was achieved by building a positive working relationship with the local authority and avoiding the need for any appeals.
- **Uxbridge, Pavilions Shopping Centre** – Advised LaSalle Investment Management on the refurbishment of this asset, including a complex decanting strategy for existing retailers to create space for a major new unit. Liaised with planning and economic development officers at the local authority, local residents and the client's target retailer, obtaining permission at planning committee.
- **Hanley, Century Retail Park** – Represented Standard Life Investments at an appeal hearing, securing consent for additional floorspace that allowed Sports Direct to occupy a long-term vacancy. The Inspector also made a full award of costs against the local authority.
- **Warrington, Peel Hall** – Provided planning advice on a new local centre to be provided as part of a comprehensive housing scheme. This involved making a quantitative case for a new foodstore and other retail units, based on the uplift in expenditure arising from new and existing housing.