

Anna Stein

Call: 2023



Anna Stein specialises in planning, environmental and public law.

She has acted for developers, local authorities, non-governmental organisations and interested parties at various stages of the planning process. She has advised on prospects of success for section 78 TCPA appeals and section 288 TCPA statutory reviews. She has also advised both householders and local authorities in respect of permitted development rights, enforcement matters, and on grounds for judicial review.

Anna has been instructed in her own right in judicial review proceedings before the High Court. She has also been instructed to act on behalf of appellants and interested parties in planning inquiries, in addition to appearing as a junior in a variety of planning appeals relating to residential, commercial and renewable energy schemes.

She has experience of statutory nuisance complaints, in which she has acted for both prosecutors and defendants. She has also advised on prosecutions under the Anti-social Behaviour, Crime and Policing Act 2014. She has also acted for defendants in prosecutions under the Water Industry Act 1991.

Anna also has a personal injury practice, in which she acts for both Claimants and Defendants. She has been instructed in small claim, fast track and multi-track cases, and has experience of credit hire and contempt of court proceedings.

Anna comes to the Bar following a career in international aid in which she specialised in the protection of civilians in conflict. In the course of her career she worked in many countries including South Sudan, Yemen, Iraq, Iran and Afghanistan. She continues to maintain an interest in international humanitarian law, and has been instructed by government and non-governmental organisations to advise on aspects of International Humanitarian Law and the Protection of Civilians.

Expertise

Planning Appeals

Planning Appeals

Anna has participated in several planning inquiries and hearings.

Recent instructions include:

- Representing the Appellant at an appeal against an enforcement notice in North Lincolnshire (unled)

Birmingham

103 Colmore Row
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- Representing the Appellant at an appeal against the refusal of a reserved matters application for a residential development in Bedford (led by Christopher Young KC)
- Representing the Appellant at an appeal against the refusal of planning permission for a Battery Energy Storage System (BESS) in Leeds (led by Thea Osmund-Smith)
- Representing the Appellant at a planning inquiry which considered a large-scale residential scheme in Nuneaton and Bedworth (led by Richard Kimblin KC).
- Representing the local authority at a planning inquiry at which permission was refused for a “big box” development in North Warwickshire (led by Christopher Young KC).
- Representing the developer at a planning inquiry which considered the application for a major residential development in Newcastle-under-Lyme (led by Thea Osmund-Smith).
- Representing the developer at a planning inquiry which will consider the application for a major mixed residential and commercial development in Wiltshire (led by Christopher Young KC).
- Representing an interested party at a planning inquiry which considered the application to construct a data centre in South Buckinghamshire (unled).

Judicial and Statutory Review

Anna has advised both public bodies and potential claimants on grounds for bringing and defending judicial reviews. She has also been instructed in her own right by a local authority to defend a judicial review.

Recent experience includes:

- Written advice on for a householder of prospects of success of a statutory review, pursuant to section 288 of the TCPA.
- Defending a judicial review in the High Court on behalf of a local authority.
- Advising a local authority on prospects of successfully defending judicial review and on response to pre-action protocol letters
- Advising a local authority on mitigating risks of judicial review arising from errors in the grant of planning permission

Other Planning Matters

Anna has advised both developers and householders in a variety of planning matters, including:

- Affordable housing requirements
- Prospects of success at appeal
- Advising a local authority in relation to section 37 of the Highways Act 1980 and the adoption of a private highway

Major Infrastructure

Anna has acted for local authorities and NGOs, with recent instructions including:

- Advising a non-governmental organisation on potential grounds for challenge to planning permission for a data centre.
- Advising a local community group on the application for an asphalt and waste recovery plant.

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Planning Enforcement

Anna has been instructed by both local authorities and householders to advise on enforcement issues.

Recent instructions have included:

- Representing an Appellant in an appeal against an enforcement notice in North Lincolnshire
- Advising on prospects of success in an appeal against a listed building enforcement notice in Cornwall
- Advice to a Local Authority in the Midlands on prospects of success where the development was in conflict with the permission granted.
- Advice to a householder in Brighton on prospects of success following enforcement action from a Local Authority

Environmental Regulation and Prosecutions

Anna has been instructed in several matters relating to environmental prosecution, including:

- Representing the prosecuting local authority in fly tipping proceedings.
- Advising a prosecuting local authority in fly tipping proceedings.
- Advising a local authority in respect of breaches of the Anti-Social Behaviour and Policing Act 2014
- Representing a defendant in a prosecution under the Water Industry Act 1991
- Representing the prosecutor in a prosecution for statutory nuisance brought under section 82 of the EPA 1990
- Representing a defendant in a prosecution for statutory nuisance brought under section 82 of the EPA 1990

Injunctions

Anna has been instructed by a local authority to obtain injunctive relief in respect of an unauthorised breach of planning control, where she successfully secured a continuation of an ex parte order.

Awards

- Stephen Chapman Scholar 2020 – Honourable Society of the Inner Temple

Memberships

- UK Environmental Law Association (UKELA)
- Planning and Environmental Bar Association (PEBA)
- Environmental Law Foundation (ELF)

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Qualifications

- Trinity College Dublin, BA European Studies BA, First Class
- University of Oxford, MSc Refugee and Forced Migration Studies
- BPP, Graduate Diploma in Law, Distinction
- BPP, BTC, VerStephen Chapman Scholar 2020 – Honourable Society of the Inner Temple Competent

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