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## Daisy Noble



Year of call 2015

Daisy welcomes instructions across all of Chambers' practice areas. Daisy has been a member of Chambers since October 2018, following successful completion of pupillage in Chambers.

Daisy has a First Class law degree from Cambridge, and a Masters' degree from Oxford. Daisy's areas of interest include:

- Planning and Environment
- Infrastructure, Compulsory Purchase and Compensation
- Public Law, Human Rights and EU
- Village Greens and Commons
- Local Government
- Rating/Council Tax
- Licensing
- Education
- Anti-social behaviour law

Recent and current work includes:

- Junior counsel to Rebecca Clutten for Network Rail in a six day compensation case in the Upper Tribunal arising out of the acquisition of land made pursuant to the Thameslink 2000 Order.
- Acting for a claimant in relation to a major compensation claim arising out of HS2.

- Junior counsel to Douglas Edwards QC and Jeremy Pike in relation to the Supreme Court appeal in *R (Lancashire County Council) v Secretary of State for the Environment, Food and Rural Affairs* [2018] EWCA Civ. 721 arising out of an application for registration of a town or village green.
- Successfully resisting an appeal on behalf of Bedford Borough Council, against the Council's refusal of planning permission for residential development in circumstances where it could demonstrate no five year housing land supply.
- Advising the Environment Agency in relation to the Oxford Flood Alleviation Scheme compulsory purchase order with Richard Honey.

Daisy is happy to work on a pro bono basis in appropriate cases.

## Experience

### Planning and Environmental Law

Both during pupillage and since accepting tenancy, Daisy has gained experience in a wide variety of planning issues. She has attended and assisted in relation to planning inquiries, enforcement inquiries and local plan examinations. She has also represented clients in the High Court in statutory and judicial review permission hearings, both in her own right and as a junior.

Recent work includes:

Successfully resisting an appeal on behalf of Bedford Borough Council, against the Council's refusal of planning permission for residential development in circumstances where it could demonstrate no five year housing land supply.

Successfully acting for an appellant in relation to an appeal against an enforcement notice requiring the conversion of five self-contained flats above a shop into a single dwelling. The enforcement notice was quashed following a public inquiry.

Acting as junior to Alexander Booth QC for Central Bedfordshire Council in relation to a s.288 challenge brought by Gladman Developments. Permission for statutory review was refused on the papers and upheld at an oral renewal hearing.

Acting as junior counsel on behalf of the claimant in a judicial review claim against Fareham Borough Council regarding the development of a Lidl store to replace business units within an employment park.

Daisy is currently instructed as junior counsel to Saira Kabir Sheikh QC by East Hertfordshire District Council in relation to a 12 day public inquiry relating to an appeal against the refusal of planning permission for a major mixed use site.

Daisy has experience in providing advice on a range of matters, including:

- Certificates of Lawful Use or Development;

- Material change of use;
- Development in the Green Belt;
- Section 106 obligations;
- Planning conditions and conditions precedent;
- Procedural defects in enforcement notices;
- Injunctions;
- Heritage assets and listed buildings;
- Screening and assessments under the Habitats Regulations;
- Private and statutory nuisance;
- Tree protection orders;
- Other development related issues such as covenants, easements and proprietary estoppel.

Since October, Daisy has gained experience through a part-time secondment to the legal services department of a London Borough.

### **Infrastructure, Compulsory Purchase and Compensation**

Daisy has a keen interest in compulsory purchase and compensation work and welcomes instructions in this area. Daisy has already gained experience acting as junior counsel in a six day compensation case in the Upper Tribunal following the acquisition of land pursuant to the Thameslink 2000 Order. She is currently instructed in relation to the early stages of another compensation claim arising out of the same Order. She is currently instructed as junior counsel by a claimant in relation to a compensation claim arising out of HS2.

Daisy is currently instructed with Richard Honey to advise the Environment Agency on the Oxford Flood Alleviation Scheme compulsory purchase order.

Daisy was instructed in relation to the judicial review challenge to the third runway at Heathrow and in relation to the proposed challenge by Eurotunnel to the Government's award of contracts to ferry companies.

Daisy has also gained experience advising clients in relation to a range of compulsory purchase and compensation issues, including:

- Claims for injurious affection;
- Rule 6 claims by non-occupiers;
- Rights of mortgagees to claim compensation under the Compulsory Purchase Act 1965; and
- Valuation of ransom strips.

### **Plan Making**

During pupillage Daisy gained experience across a range of local government issues, such as:

- The conduct of public meetings under the Local Government Act 1972 as junior counsel to Douglas Edwards QC in *Forbes v Wokingham Borough Council* [2018]

EWHC 2530 (Admin);

- The acquisition of surplus public authority land; and
- Advising a local authority as to the compliance of their procedures for handling representations from the public with the GDPR.

## **Local Government**

During her pupillage, Daisy gained experience across a range of local government issues, such as:

- The conduct of public meetings under the Local Government Act 1972 as junior to Douglas Edwards QC in *Forbes v Wokingham Borough Council*;
- The acquisition of surplus public authority land; and
- Advising a local authority as to the compliance of their procedures for handling representations from the public with the GDPR.

Daisy is currently seconded to the legal services department of a London Borough Council on a part time basis, through which she has gained experience of many aspects of local government administration.

## **Rating and Income Tax**

Daisy has recently assisted in advising HMRC in relation to an appeal arising out of the reinstatement of a property in the List as a result of the completion of reconstruction work following a fire. This appeal raises questions relating to the scope of a proposal and MCCs.

Daisy has also recently advised a ratepayer in relation to issues concerning the scope of a proposal.

During pupillage, Daisy assisted Cain Ormondroyd advise both ratepayers and the Valuation Office Agency in relation to non-domestic rates matters, including on issues such as identifying hereditaments, list alterations, assessing rateable value, the application of transitional provisions, and exemptions and rates relief. One such case was that of *Merlin Entertainments Group Ltd v Cox* [2018] UKUT 406.

During her pupillage Daisy also assisted Cain in preparing for hearings in the Valuation Tribunal for England and the High Court.

## **Village Greens and Commons**

Daisy was instructed as junior counsel to Douglas Edwards QC and Jeremy Pike in relation to the Supreme Court appeal in *R (Lancashire County Council) v Secretary of State for the Environment, Food and Rural Affairs* [2018] EWCA Civ. 721 arising out of an application for registration of a town or village green

Daisy acted as junior to Douglas Edwards QC on behalf of the interested party in judicial review proceedings in respect of Wokingham Borough Council's refusal of an application to register land as a village green (*Forbes v Wokingham Borough Council*).

Daisy also has experience providing written advice to a County Council in relation to a proposed judicial review challenge to their decision to deregister common land.

## **Equality Law**

Daisy has previously assisted in the pre-action stages of a successful challenge to a decision by a hospital to introduce parking charges for blue badge holders on the basis of a breach of the public sector equality duty under the Equality Act 2010.

## **Highways**

During pupillage, Daisy assisted in advising a parish council in relation to a judicial review challenge to the re-routing of a highway, and an individual in relation to the merits of a potential judicial review challenge to a traffic regulation order.

Daisy is currently instructed by Kent County Council in relation to a two day inquiry into a proposed footpath modification order.

## **Rights to Light**

Daisy has assisted in advising a number of clients in relation to rights to light issues, such as whether such rights exist, the subsistence of such rights on demolition of a building and the merits of a claim in nuisance to protect such rights.

## **Licensing**

Daisy assisted Leo Charalambides in judicial review proceedings brought by Uber and Delta against a policy of Knowsley Borough Council, relating to the grant of private hire vehicle licenses (*R (Uber Britannia Ltd & Delta Merseyside Ltd) v Knowsley Metropolitan Borough Council* [2018] EWHC 757 (Admin)).

She has also conducted research on other licensing issues, such as in relation to compliance with provisions of the Gambling Act 2005, as well as the implications of Article 49 of the Treaty on the Functioning of the European Union on taxi licensing policies.

Daisy successfully represented the West Midlands Police at a licensing sub-committee hearing at which the revocation of nightclub's license was secured.

## **Advertising**

Daisy has had experience in assisting with a judicial review claim relating to a Council's redetermination of an application for advertising consent.

Daisy is currently instructed to advise a client in relation to the scope of deemed advertising consent for a new development.

### **Police and anti-social behaviour law**

Daisy frequently appears before the magistrates' court in relation to applications under the Anti-Social Behaviour, Crime and Policing Act 2014 and the Sexual Offences Act 2003, including closure orders, sexual risk orders and sexual harm prevention orders.

### **Ecclesiastical and Religious Liberty**

During her pupillage, Daisy assisted Cain Ormondroyd in Consistory Court proceedings concerning a faculty for the alteration of Bath Abbey.

Daisy also assisted Mark Hill QC, who represented interveners (Christian Action and Research in Education, ADF International (UK) and Professional Patricia Casey) in the Supreme Court case, *In Re Northern Ireland Human Rights Commission's Application for Judicial Review* [2018] UKSC 27.

### **Other work**

Daisy has experience advising a County Council in relation to parking rights, which raised various aspects of property law such as leases, licences and prescriptive easements.

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## **Qualifications**

- Brasenose College, Oxford University, BCL (Distinction) (2015-2016)
  - City Law School, BPTC (Very Competent) (2014-2015)
  - Corpus Christi College, University of Cambridge, BA (Hons) Law (First Class) (2011-2014)
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## **Scholarships and Awards**

- Arden Scholarship, Gray's Inn
- Brasenose College Prize, Oxford University
- Ralph Chiles Prize for highest mark in Comparative Human Rights on the BCL
- Bedingfield Scholarship, Gray's Inn

- Avory Studentship, Corpus Christi College, University of Cambridge
  - Lawton Prize for Law Tripos
  - Nicholas Bacon Trust Award for Law Tripos
  - Avory Scholarship for Law Tripos
  - William Squire Scholarship for Law Tripos
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## **Professional Memberships**

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