Falcon Chambers

# Paul Letman

**Called 1987**



## Practice Summary

Paul's practice is primarily property based, with four main specialisms: (1) leasehold reform (enfranchisement) claims, including 1967 and 1993 Act work (2) landlord & tenant, both residential and commercial including service charge disputes, breach of covenant, forfeiture and Right to Manage claims (3) real property often comprising adverse possession and s.84 restrictive covenant applications (4) construction including extensive experience of cladding and NHBC related building defect claims, Party Wall Act matters and s.106 planning disputes, plus some international work, particularly work from Gibraltar.

He regularly appears in the Business & Property Courts (Chancery) and Upper Tribunal (Land Chamber), and has extensive experience of each of the Residential Property, Land Registration and Agricultural Land and Drainage First-tier Tribunals. Given the breadth and legally complex nature of his work Paul also undertakes a range of appellate work in the UT, CA and above, including the Privy Council.

Notable recent cases include *Malik v Malik* (Ch Appeal), the scope and effect of the Covid automatic stay; *Vale Court (Freehold) v Carey-Morgan* (CLCC), nominee purchaser's claims for breach of trust and fiduciary duty; *Patrick v Thornham PC* (UT), general boundary rule and estoppel; *Docklock v Christo & Co* (Ch) accounts & inquiry, quantum meruit and *Re L* principles on setting aside judgments; *Dunleavy & Ors v NHBC Building Control Services Ltd* (CA), liability of Approved Inspectors under DPA 1972; *Fredricksson v Laurie House RTM* (CLCC), disrepair and specific performance; *Mayhew v O'Connor* (FtT (LReg)) adverse possession; and *Probitas v Sandilands* (CLCC) developer's claim for prescriptive rights of way.

Other notable appellate cases include *Natt v Osman* (validity of non-compliant Initial Notice) and *Quilter v HDL* (subsequent events and measure of damages) and *Thevarajah v Riordan* (SC), relief from sanctions under CPR 3.9; and, *Crew v London & Continental* (UT), adverse possession and date of knowledge. Current litigation includes *AC v Gracestone* (A&I against managing agent), Judicial Review claim in £100m s106A application and multiple cladding and fire safety defects cases.

## Education

- BSc (Civil Engineering) Nottingham University

## Professional

- Chancery Bar Association

- Professional Negligence Bar Association
- TECBAR (former committee member and editor of the Tecbar Review)
- Enfranchisement and Right to Manage Awards: Barrister of the Year 2018.

## Recent Cases

- Docklock Ltd v C Christo & Co Limited
- Patrick v Thornham Parish Council
- Herons Court, the Lessees And Management Company of v Heronslea Ltd & Ors
- Adams & Anor v Sherwood & Ors Re: Fermyn Wood
- Crown Estate Commissioners v Whitehall Court London Ltd
- Bedford Court Mansions Ltd v Ribiere
- Quilter V Hodson Development Ltd
- Salekipour & Anor v Parmar
- Herskovic v Gratero Trading Limited
- Thevarajah v Riordan & Ors
- Curzon v Wolstenholme & Ors
- Natt & Anor v Osman & Anor
- Christoforou & Anor v Standard Apartments Ltd
- Salekipour v Parmar & Ors
- (1) Sabrina Soon Duck Park Kim (2) Jai Kyung Kim v Chasewood Park Residents Ltd
- Edwards & Walkden (Norfolk) Ltd & Ors v Mayor & Commonalty & Citizens of City of London
- Avocet Industrial Estates LLP v (1) Merol Ltd (2) Tudor Rose International Ltd
- O'Connor v Piccott & Anor (Jamaica)
- Goldeagle Properties Ltd v Thornbury Court Ltd
- James Martin Scobie & Ors v Fairview Land Ltd
- Hildron Finance Ltd v Greenhill Hampstead Ltd sub nom 1 - 138 Greenhill, Prince Arthur Road, London NW3 5TY (2008)
- Sumukan Ltd v. Commonwealth Secretariat
- Iggleden and Iggleden v. Fairview New Homes (Shooters Hill) Ltd
- Tavoulareas v. Lau and Anor
- Newman (t/a Newman Associates) v. Wenden Properties Ltd and S Newman Consultants (a firm)
- Earle v. Charalambous
- Monavon Construction Ltd v. Davenport and Davenport
- Dolphin Quays Development Ltd (in administrative receivership) v. Mills
- EQ Projects Ltd v. Alavi (t/a Merc London)
- R (on the application of Sinclair Gardens Investments (Kensington) Limited) v. Lands Tribunal, da Graca and O'Keefe
- Fisherman & Friends of the Sea v. Environment Management Authority and BP Trinidad & Tobago LLC
- Hodson Developments Ltd v. GTA Civils and Graham Whitehouse Practice

- Williams v. The State.

## Publications & Lectures

- Blundell Lectures 2021: Fire Safety Defects & Liability
- PLA Lectures 2021: The Building Safety Bill
- RICS – ISurv Surveyors Negligence Updater
- L&T Review: Regular Contributor
- Can they sell the Libraries? New Law Journal

## Published Comments

"Paul is outstanding in all aspects; he's my go-to counsel. He consistently delivers excellent outcomes in technically demanding cases, providing pragmatic and client-focused advice throughout." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Paul's approach to his instructions is meticulous, and his knowledge of technical matters is invaluable to complex property litigation matters. He is able to develop compelling legal arguments on his feet." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Paul Letman is excellent. If you want to go to a senior junior barrister specifically for Building Safety Act work, he's who you need to go to. He's involved in matters that have gone up to the Supreme Court, and he brings a wealth of understanding of this emerging area, as well as landlord-tenant law and construction law." *Chambers and Partners UK Bar Guide 2027 (Construction)*

"Paul Letman is technically brilliant. Even in cases of extreme complexity, he is superb at grasping all of the relevant issues and articulating them succinctly. He is an incredibly impressive advocate and an asset to any litigation team." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Paul's advocacy is one of his strongest points. He is able to think on his feet and handle unexpected issues with ease and confidence. His strong advocacy skills are also demonstrated in his written submissions." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Paul Letman is very approachable, incredibly knowledgeable and I am in awe about how much he knows about the Building Safety Act." *Chambers and Partners UK Bar Guide 2026 (Construction)*

"Paul spots the things that you miss and he has an absolutely incredible brain." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"He provides insight and experience in equal measure and is a pleasure to deal with." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Paul was excellent and dealt with ambiguities with clear and measured advice." *Chambers and Partners UK Bar Guide 2026 (Construction)*

"Paul is great on his feet and has the ear of the judge." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Paul brings particular expertise and has good understanding." *Chambers and Partners UK Bar Guide 2026 (Construction)*
"He is able to think on his feet and handle unexpected issues with ease and confidence." *Legal 500 UK Bar*

*Guide 2026*

"Paul Letman specialises in real estate litigation, covering the full range of property matters. He is an expert in restrictive covenants, contract disputes, leasehold matters, enfranchisement and rights of way cases. He has vast experience in appearing in the First-tier and Upper Tribunals." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Paul provides thoughtful and clear advice on real estate litigation matters." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Paul is a very good, diligent lawyer who is very quick to grasp the issues in a case." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Paul Letman's expertise in building-related property disputes is incredible." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Paul Letman of Falcon Chambers has extensive experience in the intersection of residential property and construction law. He often advises on National House Building Council claims, building defect cases and Building Safety Act matters." *Chambers and Partners UK Bar Guide 2025 (Construction )*

"Paul Letman is a great team player. He gets into the detail and he is great at setting the agenda for hearings." *Chambers and Partners UK Bar Guide 2025 (Construction )*

"He is very good – he's diligent and very quick to grasp the issues." *Chambers and Partners UK Bar Guide 2025 (Construction )*

"Paul is hard-working, clever and very experienced in this area." *Chambers and Partners UK Bar Guide 2025 (Construction )*

"Even in cases of extreme complexity, Paul is superb at grasping all of the relevant issues and articulating them succinctly. He is an incredibly impressive advocate and an asset to any team." *Legal 500 UK Bar Guide 2025*

"Paul Letman's advocacy is superb. His attitude with clients is brilliant and they find him available and clear."

"Paul's attention to detail is excellent and he is good on his feet."

"Paul is proactive, strategic, calm under pressure and a real team player." *Chambers and Partners UK Bar Guide 2024*

"Paul Letman demonstrates a strong understanding of the area involved, both legally but also the underlying commercial aspects." *Chambers and Partners UK Guide 2023*

‘Paul is unflappable and remains completely calm under pressure. He makes a conscious effort to ensure the clients views are heard, and where appropriate, those instructions implemented. However, as an extremely confident advocate, he will calmly yet firmly deliver the correct advice if he feels an ill-advised approach is being considered. ’ *Legal 500 UK Bar Guide 2023*

Paul Letman specialises in real estate litigation, covering the full range of property matters. He is an expert in restrictive covenants, contract disputes, leasehold matters and rights of way cases. He has vast experience in appearing in the First-tier and Upper Tribunals. "He is very astute and at the top of his game in residential leasehold and leasehold reform matters." "He is very professional and very focused in submissions." *Chambers and Partners UK Guide 2022 (Real Estate Litigation)*

Specialises in real estate litigation, covering the full range of property matters. He is an expert in restrictive covenants, environmental issues, leasehold matters and professional negligence cases. Letman is also

respected for his work as a Land Drainage and Agricultural Tribunal judge. Strengths: "He's knowledgeable and practical, and he gets on with it." "Superb technical advice with particular experience in complex residential landlord and tenant disputes." *Chambers and Partners UK Guide 2021 (Real Estate Litigation)*

"A go-to name for enfranchisement, contested service charge and major disrepair claims." *Legal 500 Bar Guide 2021*

Specialises in real estate litigation, covering the full range of property matters. He is an expert in restrictive covenants, environmental issues, leasehold matters and professional negligence cases. Letman is also respected for his work as a Land Drainage and Agricultural Tribunal judge. Strengths: "He is incredibly accessible, does very good work and has a very high level of intellect." "He has a very relaxed style but is comprehensive and very commanding." "Very studious, absolutely thorough and detailed, and knows his stuff inside out and upside down." Recent work: Acted in TST Millbank v Resolution Real Estate, a multimillion-pound commercial service charge dispute relating to the Millbank Tower. *Chambers and Partners UK Guide 2020 (Real Estate Litigation)*

"He is exceptional in the property litigation arena." *Legal 500 UK Bar Guide 2020*

"Specialises in real estate litigation, covering the full range of property matters. He is an expert in restrictive covenants, environmental issues and professional negligence cases. Letman is also respected for his work as a Land Drainage and Agricultural Tribunal judge. Strengths: 'Clever, decent to deal with and a man with an extremely good sense of humour'." *Chambers UK Guide 2019 (Real Estate Litigation)*

"Highly experienced senior junior who regularly acts for leading house builders and developers in the UK. He also has a notable international practice with major clients in Gibraltar and the Caribbean. 'He's completely on top of the litigation, and as a result is able to get through things speedily and efficiently.' Recent work: Acted in a claim relating to a £30 million school and residential development following the collapse of a joint venture agreement between developers, the local council and educational academies trust." *Chambers UK Guide 2019 (Construction)*