

Landmark Chambers

Barrister CV

James Hanham



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James Hanham

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James's expertise and experience is as deep as it is broad meaning that his approach to a property dispute is three dimensional and is directed to being both practical and commercial.



Expertise

Property

Contact Practice Managers

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Practice Summary

James is a trusted litigator and adviser. He has appeared in a number of reported decisions which demonstrate the breadth of his property litigation expertise.

James's work in the Courts (Court of Appeal, Business and Property and County) and the Property Chamber Tribunals appearing both as a junior and sole Counsel has been in cases against leading silks in the field. His abilities as an advocate are regularly praised by clients and commented upon by judges.

His lay clients have ranged from developers (large and small), construction and engineering companies, public authorities, banks, private equity investors, landed estates, LLPs and of course individuals (both sole and in partnership). He accepts work on a public access basis.

A background in commercial and chancery work means that he has the capacity to deal with complex insolvency, corporate and shareholder-related issues in the context of a property dispute.

He is very experienced in arbitration work (particularly in the context of rent review and valuation disputes), expert determination and in the mediation process.

He was a Harmsworth Scholar of the Middle Temple and began practice in the Temple before moving to 9, Stone Buildings and thereafter Maitland Chambers in 2008. He joined Landmark in 2022.

Property

James has been instructed in many hundreds of cases in all areas of property litigation, particularly that concerning commercial property and commercial landlord and tenant and the development of land (in which context he has significant experience of dealing with residential occupiers).

His development work includes dealing with the impact of impediments (easements, restrictive covenants and village greens and rights of common) to the development process and dealing with contract disputes between sellers, buyers and the rights of securitised lenders. He has significant experience of dealing with highways, infrastructure and wayleaves.

James's professional negligence practice consists of acting for both insurers and former clients (including lenders) in both the commercial (development) and residential context.

He also frequently and regularly advises on issues relating to land registration, particularly alteration of the register and priorities, adverse possession and boundaries and conveyancing issues arising therefrom. He is often before the First Tier and Upper Tribunals.

Recent appearances have included:

- A two-day trial seeking discharge of restrictive covenants imposed upon a house located on a large estate near Newcastle
- A five-day trial relating to the exercise of rights of way over a significant estate in Berkshire
- Seeking and obtaining possession and injunction orders against protester-occupiers of trees on planned development sites
- Acting for a Central London estate in the forfeiture of a headlease of a multi-occupied commercial building
- Appeal against injunctions restraining Airbnb lettings.

Residential Leasehold Management and Disputes

- *Ruby Triangle Properties Ltd v Jesus Sanctuary Ministries Limited* [2020] EWHC 2247 (unlawful eviction, business tenancy renewal, conversion).
- *Pullman Foods Limited v Welsh Ministers & BFS* [2020] EWHC 2522 (TCC) (asbestos; yielding up, licences).
- *Bermondsey Exchange v Koumetto* [2018] 4 WLUK 619 (covenants, Airbnb ©, injunction).

- *Bullring Ltd Partnership & Ors v Laing O'Rourke Midlands Limited* [2016] 170 Con LR 112.
(landlord and tenant, construction contracts, early/specific disclosure).
- *Eaton Mansions (Westminster) Limited v Stinger Compania de Inversion SA* [2011] L&TR 24
(CA) (trespass, landlord's consents, air-conditioning units).

Qualifications

- MA (Oxon)
- LLB (London)

Recommendations

"James is a class act when it comes to advocacy."

Property Litigation, Legal 500, 2024

"James's clients absolutely love him. His cross-examination skills are superb. He is a master in terms of preparation and detail." "James Hanham is eloquent in court and has a natural authority."

litigation, Chambers and Partners, 2023

"James is a superb advocate with real gravitas and an innate ability to be persuasive before a tribunal."

Property Litigation, Legal 500, 2023

"James impresses in the landlord and tenant sphere. He is a very solid performer." "He holds his own with any silk and is superb on his feet and a great strategist."

Real Estate Litigation, Chambers and Partners, 2022

"James is very thorough and technically astute. His advocacy is brilliant and the best I've seen. James is also very approachable – you know you can pick up the phone and ask a question – as well as being very good with clients."

Property Litigation, Legal 500, 2022

"He rolls up his sleeves and gets on with things as a team." "James is reliable and user-friendly - he goes the extra mile."

Real Estate Litigation, Chambers and Partners, 2021

"He is a very effective litigator. His advocacy is outstanding and cross-examination impressive." "He gives clear and balanced advice which is easy for clients to use."

Real Estate Litigation, Chambers and Partners, 2020