

Landmark Chambers

Barrister CV

Harley Ronan



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Harley Ronan

Call: 2021

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Harley's practice encompasses property, planning and environmental law. He is regularly instructed to appear as sole counsel in the FTT, the County Court and the High Court.



Expertise

Property, Planning

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Practice Summary

Harley's practice covers all aspects of property, planning, and environmental law. He is regularly instructed to appear in the FTT, the County Court and the High Court for both claimants and defendants, and is particularly well-placed to act in cases where property and planning issues interact. He has a busy advisory practice across all aspects of the law relating to the use and development of land.

Harley's notable work includes:

- Acting (with Justin Bates) in a "leapfrog" appeal to the Supreme Court concerning the right to manage
- Acting as sole counsel for a defendant in High Court injunction proceedings under s. 187B of the TCPA 1990
- Acting (with John Litton KC) for the appellant in planning inquiry for 150 homes
- Acting for the successful respondent at trial in a boundary dispute: Ali v Kamara-Abu & Navarskis [2023] UKFTT 00580 (PC)
- Acting (with Justin Bates) for the successful appellant a service charge in the Upper Tribunal: Orbit Housing Association Ltd v Robert Vernon [2023] UKUT 156 (LC)

- Acting for a respondent in a strike out application for non-compliance with a costs order. The case clarified the extent of the court's power to do so.

Prior to coming to the Bar, Harley worked in legal research and law reform across property and planning law.

He was a Research Assistant in Law Commission's Property, Family and Trusts team, where he worked on reforming the law of commonhold. Harley also worked at as a Research Assistant at the University of Oxford on a project exploring onerous obligations imposed by developers on new build estates, and as a Research Assistant at the University of Kent on a leasehold reform project for the Welsh Government. Harley also has first-hand experience of local government, working in the Urban and Social Regeneration department of a unitary authority.

Harley has a PhD in law which focused on property law and housing. While completing his doctoral research, Harley taught property law and equity and trusts to LLB and LLM students.

Harley is a member of the Attorney General's "Junior Junior" scheme, and a member of Advocate's panel of barristers.

Harley graduated top of his class in Law, and won a number of university awards for his performance in his final year exams. He received one of Gray's Inn most prestigious Bar course scholarships (the Baroness Hale of Richmond Scholarship). He was also awarded a scholarship by the Erasmus Mundus Consortium to complete a Master's degree in Urban Studies at the Universities of Brussels, Vienna, Copenhagen and Madrid.

Property

Harley's practice encompasses the full spectrum of property law. He is regularly instructed to appear in property disputes both in Court and the FTT for both claimants and defendants. He has experience acting for clients on a wide range of property matters, including:

- The acquisition and interpretation of easements
- The enforcement of covenants
- Business tenancies and the 1954 Act
- Disrepair claims
- Forfeiture proceedings
- Interim injunctions
- Possession proceedings
- Service charge disputes
- TOLATA claims.

Harley also has experience in planning law, and is well-placed to receive instructions on matters that raise both property and planning issues.

Harley's practical experience is complemented by his expertise in property law acquired prior to joining Chambers. He has a PhD in law which focused on property law and housing. He has also worked at the University of Oxford as a Research Assistant on a project exploring rentcharges and onerous obligations on freehold land, and at the University of Kent on a leasehold reform project for the Welsh Government. Harley also taught property law (both land law and equity and trusts) to LLB and LLM students. From this range of experience, Harley is well versed in tackling and explaining complex topics in property law.

Harley is a member of the editorial team for the **Encyclopedia of Housing Law and Practice**.

Planning

Harley has experience across a wide range of planning, environment and infrastructure matters, acting for both claimants and defendants. He regularly appears in the Magistrates Court, the High Court and at planning inquiries.

Harley's current and recent planning work includes:

- Acting (with Paul Brown KC and Nick Grant) for the Secretary of State for the Home Department in three combined claims for judicial review challenging the legality of the decisions to use two former RAF airfields to accommodate asylum seekers.
- Acting (with John Litton KC) for the appellant in planning inquiry for 150 homes
- Acting as sole counsel for a defendant in High Court injunction proceedings under s. 187B of the TCPA 1990
- Acting for a claimant parish council in a judicial review of a decision to grant planning permission. The decision was successfully quashed by consent.

Harley has a busy advisory practice encompassing all aspects of planning and related areas, including highways, commons, and town and village greens. He is regularly asked to advise claimants on High Court challenges.

Harley has a particular interest in public rights of way, commons, and town and village greens. He has assisted with a DMMO inquiry, and has published work in the **Modern Law Review** on recent developments in town and village green law.

Harley has a Master's degree in Urban Studies which explored issues in urban planning and development. As part of his studies, he met policy makers and local government officials in cities across Europe, providing a valuable insight into planning policy.

Qualifications

- PhD in Law, Birkbeck, University of London
- Bar Vocational Studies, Distinction, City, University of London
- Master's Degree in Urban Studies, *Summa Cum Laude*, Universities of Brussels, Vienna, Copenhagen and Madrid
- LLB, First Class, University of Kent

Cases and inquiries

16 08 24 Supreme Court hands down significant judgment on statutory interpretation and the “right to manage” regime

07 12 23 High Court dismisses challenges to government’s use of former airfields to accommodate asylum seekers

Publications

(2022) (with Jenny Wigley KC), Managing empty property and/or uses that are not viable. Landmark Chambers Land Use Conference.

(2020) (with Professor Nick Hopkins) ‘New ownership on the block’, News on the Block. Available [here](#).

(2019) ‘Wiltshire Council v Cooper Estates Strategic Land Ltd: Development plans and the restriction of town and village greens applications’, Modern Law Review, 82: 1146-1156.
