



Profile

Tom Vernon Director

BA (Hons) DipTP
tom.vernon@quod.com

Areas of Expertise:

Tom is an experienced town planner with an excellent track record of representing client interests and delivering planning permissions for a range of developments across the UK.

Tom has extensive experience in Central London boroughs, promoting a range of developments in a variety of locations and circumstances, requiring strong negotiation and political awareness in resolving challenging and complex projects to successful conclusions.

Involved in all aspects of the planning process, he has experience of major inquiries, and has been involved in delivering planning consents for a broad range of developments.

Tom has a good understanding of retail and leisure development in addition to his core planning skills.

Key Experience:

Retail:

- **Former Oriental City, Brent (U + I)** – Planning permission for replacement oriental centre, new foodstore, 183 residential units.
- **Elliott's Field Retail Park, Rugby (Hammerson)** – retail evidence in support of extension to existing retail park, approved in 2016.
- **Willow Green Farm, Truro (LXB/Asda)** – approval for major out-of-town retail including new foodstore alongside major urban extension to Threemilestone, Truro.
- **White Rose Shopping Centre, Leeds (Land Securities)** – RIA evidence to justify the extension to WRSC, Leeds, involving an additional 18,000sqm retail floorspace. Approved in 2014.
- **Retail Studies and Specialist Consultancy Advice (Various Local Authorities)** – Preparation of various studies for local authority clients providing specialist retail and leisure consultancy advice relative to retail planning applications.

Key Projects:

- Former Oriental City, Brent
Upper Richmond Road,
Wandsworth
- New Covent Garden Market,
LB Wandsworth
Buckingham Gate,
Westminster
- Battersea Park Road,
Wandsworth
- Preston City Centre, Tithebarn
Regeneration Area
- Oaklands College, Further
Education Campus
- Olympic Legacy Masterplan
- Former Cane Hill Hospital
Cambridge House, Euston
Road, Camden
- Seymour Place, Westminster
- Mortimer Street, Westminster
- Coign Church, Woking
- Willow Green Farm, Truro
- Lodge Road, Westminster
- Charlotte Street, Camden



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Residential / Mixed Use:

- **Lodge Road, St Johns Wood, Westminster (Regal Homes)** – Planning approval for the delivery of a residential tall building comprising 49 units with double storey basement car park within an iconic design close to Lords Cricket Ground.
- **Coign Church, Woking (Bouygues)** – Permission to redevelop an existing church to provide 85 PRS flats, and replacement church/community facility.
- **Cambridge House, Euston Road, Camden (S2 Estates)** – Planning permission for the conversion and extension of office/car showroom accommodation to provide 16 residential units and flexible commercial floorspace.
- **124-130 Seymour Place, Westminster (Merchant Land)** – Permission to redevelop a heritage asset to provide 12 residential units.
- **Former Cane Hill Hospital Site, Croydon (Barratt)** – Redevelopment of 80ha site in the Green Belt for 675 houses, 5,000sqm of commercial floorspace and new landscaped park.
- **New Covent Garden Market, Vauxhall (Bouygues)** – Quod advised shortlisted development partner Bouygues on the £1bn redevelopment of the site in Nine Elms, Vauxhall.
- **Charlotte Street, Camden (Merchant Land)** – Permission to convert and extend existing employment space to provide 7 no. flats, office accommodation and new retail units at ground floor.
- **111 & 113 Upper Richmond Road, Putney (London Square)** – Full planning permission for two new buildings and 113 units and 4,613sqm commercial floorspace with 0% affordable housing.
- **475-491 Battersea Park Road, Wandsworth (Barratt)** – Redevelopment of a builders merchant site to provide 64 residential units and two large showroom units.
- **Fitzpatrick/Vale Royal Buildings, Islington (U + I)** – Conversion to 26 residential units in a very difficult protected industrial location via PD rights.
- **24 Buckingham Gate, Westminster** – Consent for 9 luxury flats in July 2011. Tom recently secured revisions to the scheme.
- **Station House, Swiss Terrace, Camden** – Permitted development conversion and associated external alterations to provide 25 flats.
- **Vauxhall Bridge Road, Westminster** – Planning consent for penthouse units in close proximity to a Grade I Listed building.
- **Fulham Reach, Hammersmith (St George)** – permission granted in 2017 for final phase of riverside missed use redevelopment of 744 homes and commercial/supporting uses.

Key Clients:

St George
Legal and General
Merchant Land Investments
Development Securities U+I PLC
Bulgari
Hammerson
Barratt Homes
Bouygues
Travis Perkins
London Square
S2 Estates
B&Q
Dukelease
Ward Homes
Merchant Land Investments
McLaren
Land Securities
LXB
Anglo Scottish Properties
Regal Homes
Morrisons
ASDA

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- **Rembrandt House, Watford (U+I & Landchain JV)** – permission granted for conversion of listed warehouse building to provide 40 new residential units.

Other:

- **Oaklands College Further Education College (Oaklands)** – Planning consent for a new college complex in the Hertfordshire Green Belt in 2009 (following Secretary of State call-in inquiry).
- **City Office Building, City of London (Merchant Land Investments)** – advising on redevelopment of office building to provide landmark, tall office building in City of London
- **Apex Plaza, Reading (Legal and General)** – various permissions granted to optimize prominent office-led commercial building in Reading town centre.
- **Travelodge, Sutton (Travelodge)** – permission granted for new 100 bed town centre hotel adjacent to listed building.