



James Beynon

Director

MRTPI, MSc Spatial Planning (specialising in Regeneration) BA (Hons) Geography

james.beynon@quod.com



Areas of expertise

James is an experienced chartered town planner with over thirteen years' experience in the private sector. He advises a range of clients on a national basis and across a variety of sectors, including major mixed-use regeneration, residential, commercial, large-scale infrastructure, retail, and leisure proposals.

James provides commercially focused advice throughout the duration of a project, working closely with clients to develop effective planning strategies. He is involved in all aspects of the planning process including the coordination of project teams and the management of major projects through the planning system. He also has experience of promoting sites through the Local Plan process including at examinations.

Key experience

Goods Yard and the Depot, (Tottenham Hotspur Football Club - THFC) – advising in major regeneration to provide c. 860 new homes, commercial spaces and tall buildings in an area surrounded by heritage sensitivities.

Whitewebbs Golf Course (THFC) – advising on proposals for a proposed football training centre for THFC's female sides (first team and academy) in the Green Belt, alongside the provision of significant public parkland areas and supporting facilities.

Former Yorkshire Post site, Leeds (Urbanite) – securing full planning permission for c. 1,600 student bedspaces and c. 350 new build-to-rent homes on a major brownfield site in Leeds City Centre.

Former Lewis's Department Store, Liverpool (Augur) – advising on the Grade II listed former department store in Liverpool City Centre, including the restoration and repurposing of the historic building itself, and the creation of a major mixed-use destination named "Circus" to its rear.

Key projects

Former Whitewebbs Golf Course, Enfield
Goods Yard and Depot, Tottenham
Former Yorkshire Post, Leeds
Lewis's Building & Circus, Liverpool
Wellington Plaza, Leeds
Northumberland Terrace, Tottenham
Trinity Shopping Centre, Leeds
White Rose Shopping Centre, Leeds
Langwith, York

Key clients

Tottenham Hotspur Football Club
Urbanite
Landsec
Stirling Investments
Martin's Properties
Asset Capital
Augur Group Limited
London Metric
Evans Property Group
Sandby & Oakgate Developments



Wellington Plaza, Leeds - (Asset Capital Wellington Plaza Limited) – securing planning permission for the partial demolition, redevelopment and extension of an existing office building for high-quality and highly sustainable office floorspace.

Trinity Leeds and White Rose Shopping Centre, Leeds (Landsec) – advising on an existing and future development opportunities at both shopping destinations. This has included the delivery of a major retail and leisure extension to WRSC, alongside the general asset management of both sites and the repurposing of retail into more market facing “main town centre” uses.

Northumberland Terrace, Tottenham Hotspur Football Club (THFC) – securing consent to redevelopment and restore one of the most important heritage assets in Tottenham to deliver a new Cultural Quarter, Club shop/ticketing facilities and public space adjacent to the Club’s stadium.

Midcity House, Sheffield – securing reserved matters approval for 271 build-to-rent apartments and supporting commercial uses alongside associated advertisement and condition approvals.

Victoria Hotel, Leeds (Urbanite) – repurposing of two Grade II listed buildings for student accommodation, including a new extension, the management of the conditions discharge process, and planning strategy advice to support delivery.

Manors Business Park, Newcastle (iQ) – delivery of a new student accommodation campus at Manors Business Park.

City Reach, Leeds – major redevelopment of two brownfield sites for residential-led development of c. 1,400 units within both the market, private rented and student sectors.

Langwith, York – promotion of a new garden village through the emerging Local Plan. Langwith is the largest draft allocation of c. 3,300 homes.

Former Fradley Airfield (Evans Property Group) – secured a resolution to grant outline planning permission (subject to completion of a S106 Agreement) for up to 350 dwellings as part of a sustainable urban extension in Fradley.