



Tom Vernon

Senior Director



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Areas of expertise

Tom is an experienced chartered 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 promoting developments of all scales, from strategic large scale land promotion for new garden settlements, to central London sites in challenging local contexts, requiring forensic approach to detail, strong negotiation and political awareness to achieve successful client outcomes. 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.

Key experience

Chalgrove Airfield (Homes England) – Plan allocation and outline application for Homes England to deliver 3,000 new homes, new airfield, employment space (5ha), schools, road bypass and biodiversity mitigations in challenging local political and stakeholder circumstances, notably regarding aviation and archaeological impacts arising from the scheme.

Otterpool Park, Folkestone (Otterpool Park LLP) – Plan allocation and outline planning application to deliver 8,500 new homes, extensive additional social and transport infrastructure and c.90,000m² in new garden town settlement.

Rom Yard, Romford (Portland Capital) – Outline application for 1,000 new homes, 4,000sqm replacement industrial space, health facility and new riverside high density development.

Union Place, Worthing (LCR) – Application for replacement public car park, c.400 new homes and 4,000m² commercial floorspace on town centre site within sensitive heritage context.

Bracknell Beeches (S2 Estates) – redevelopment of offices to provide 350 new homes, new rail station platform and town centre access with new place-making spaces.

Key projects

Otterpool Park, Folkestone
Chalgrove Airfield, South
Oxfordshire

Rom Yard, Havering
Union Place, Worthing

St John's Wood, Westminster
Creechurch Lane, City of London

Former Oriental City, Brent
Neasden Lane, Brent

Upper Richmond Road,
Wandsworth

Elliott's Field Retail Park, Rugby
Century House, Horsham

Bulgari, Westminster

Buckingham Gate, Westminster
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,

Fulham Reach, Hammersmith and
Fulham

Key clients

Homes England

Otterpool Park LLP



High Street Bromley (S2 Estates) – new residential tall building in very challenging town centre location to provide new homes, retail and amenity spaces.

Fulham Reach, Fulham Riverside (St George) – Phased residential delivery of 700+ new homes in challenging location.

Former Oriental City, LB Brent (U + I) – Application for replacement cultural centre, new large foodstore + 183 homes.

Creechurch Lane, City of London (Merchant Land) – landmark office tall building on historic site to provide SME office space in the heart of the square mile, adjacent to Grade I listed building.

Elliott's Field Retail Park, Rugby (Hammerson) – Retail evidence in support of extension to existing retail park, approved in 2016, and supported the subsequent extension in 2018.

St Johns Wood, Westminster (Regal Homes) – Tall building comprising 49 units with double storey basement car park within an iconic design close to Lords Cricket Ground.

Neasden Lane, Brent (London Square) – Redevelopment of existing car repair facility to provide 121 homes and 2,500m² of commercial space.

Elizabeth House, Woking – (U+I) – Redevelopment of existing office space to provide 240 PRS homes + amenity/work space.

Cambridge House, Euston Road, Camden (S2 Estates) – Conversion and extension of commercial building to provide 16 residential units and flexible commercial floorspace.

London Road, Camberley (S2 Estates) – redevelop office building to provide 51 homes near Grade I listed Sandhurst RMA.

Seymour Place, Westminster (Merchant Land) – redevelop heritage asset to provide 12 homes in challenging CA context.

Charlotte Street, Camden (Merchant Land) – Conversion and extension of employment space to provide 7 no. flats, office accommodation and new retail units at ground floor in CA location.

475-491 Battersea Park Road, Wandsworth (Barratt) – Redevelopment of a builders' merchant site to provide 64 residential units and two large showroom units.

Swiss Cottage, Camden (Shapiro) – Conversion and extension of existing office building to provide 33 flats on top of Swiss Cottage station.

St George
LCR
Portland Capital
Cozumel
Legal and General
Bulgari
Merchant Land Investments
Bulgari
Hammerson
Barratt Homes
Bouygues
London Square
S2 Estates
Dukelease
Merchant Land Investments
Land Securities
LXB
Regal Homes
Morrisons
ASDA