



James Beynon

Director

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

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Areas of expertise

James is an experienced chartered town planner with over eleven years' experience in the private sector. During this time, he has gained a strong professional understanding of the key areas of the industry, working across a variety of sectors including major mixed-use regeneration, residential, commercial, large-scale infrastructure, retail and leisure proposals.

James is involved in all aspects of the planning process including the provision of commercially focused advice, the coordination of project teams and the management of major projects and applications through the planning system. He is also experienced in promoting sites through the emerging Local Plan process including at examinations.

Key experience

High Road West, Tottenham – advising Tottenham Hotspur Football Club on significant regeneration of north Tottenham, including the management of several detailed planning applications through the planning process for more than 900 new homes, including tall buildings within an area of heritage sensitivity.

Landsec (Various) – providing ongoing planning advice to Landsec regarding their existing assets at Trinity and the White Rose Shopping Centre in Leeds, alongside the Junction 32 Outlet and Xscape leisure complex in Castleford. This has included successfully negotiating new out-of-centre “main town centre” uses through the applicable policy tests.

Former Yorkshire Post, Leeds – advising on the comprehensive redevelopment of this City Centre site for significant new residential (build to rent) and student development.

Victoria Hotel & Shenanigans, Great George St, Leeds – securing planning and listed building consent to convert two Grade II listed properties and erect new extensions for purpose

Key projects

High Road West, Tottenham
Former Yorkshire Post Site, Leeds
Victoria Hotel & Shenanigans, Leeds

Tottenham Hotspur FC Training Centre, Enfield

White Rose Shopping Centre, Leeds

Trinity Leeds

Lewis's Building, Liverpool

Midcity House, Sheffield

Langwith Garden Village, York

J32 & Xscape, Castleford

Key clients

Tottenham Hotspur Football Club
Landsec

Augur Group Limited

Stirling Investments

COREM Investment Management

Sandby & Oakgate Developments

iQ Student Accommodation



built student accommodation.

Midcity House, Sheffield – acting for COREM Investment Management, submitted and negotiated a reserved matters approval (including amendments) for 298 build to rent apartments and supporting commercial uses, alongside associated advertisement and condition discharge approvals.

Lewis's Building, Liverpool – advising Augur on the restoration and repurposing of the Grade II listed former Lewis's Department Store, including the creation of a major mixed-use destination named "Circus" to its rear.

Northumberland Terrace, Tottenham – Advising Tottenham Hotspur Football Club on the restoration and development of one of the most important heritage assets within the North Tottenham Conservation Area, which will deliver a new Cultural Quarter, Club shop/ticketing office and high-quality public realm.

Manors Business Park, Newcastle – advising iQ Student Accommodation on the delivery of a new student accommodation campus. This has included the submission and negotiation of a reserved matters approval for 293 new student bedspaces, alongside ongoing advice relating to the implementation and delivery of the project.

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

Tottenham Hotspur FC Training Centre, Enfield – advising the Club on several developments including the delivery of new player accommodation, a new community sports pitch, a nature reserve and general asset management. The site is of a sensitive nature, being within the Green Belt and a Conservation Area.