



Katharine Holland QC

Call: 1989 Silk: 2010

Email: clerks@landmarkchambers.co.uk

Practice Manager

Mark Ball

Email: mball@landmarkchambers.co.uk

Phone: **0207 421 1308**

Harry Feldman

Email: hfeldman@landmarkchambers.co.uk

Phone: **0207 421 2485**

Connor McGilly

Email: cmcgilly@landmarkchambers.co.uk

Phone: **020 7421 1304**

Expertise

Property, Leasehold Enfranchisement, Arbitration, Mediation

Overview

Katharine Holland QC MA BCL (Oxon) DipICarb FCI Arb is a property litigation Silk at Landmark Chambers.

Katharine was appointed as Queen's Counsel in 2010. Her practice encompasses all aspects of property litigation, related professional negligence, related insolvency litigation and commercial Chancery litigation. Her focus is principally upon Court related work and she is highly experienced in appearing before a wide variety of courts and tribunals at all levels.

Chambers & Partners 2022 states that Katherine is “a fantastic advocate.” “Katharine always goes the extra mile. She is responsive, quick and fierce on her feet.” “She gives clients a super, fabulous service.”

The 2021 edition of Chambers & Partners says that Katharine is, “very bright, innovative and passionate about what she does.” “Katharine always goes the extra mile. She is responsive, quick and fierce on her feet.” “She goes after every point with everything she’s got and she has a real determination to win.” The 2021 edition of Legal 500 describes her as, “a pre-eminent expert in her field; she is an excellent litigation team leader and a forceful advocate.”

Other past directory references have included:-

- “She continues to be an excellent silk.”
- “A very strong advocate who obtains a client’s confidence and respect very quickly”. “Her ability to get to the heart of a dispute never ceases to impress.”. “An absolute class act and an excellent team player”.
- “Simply astonishing to watch on her feet.”
- “Sources agree that Holland dazzles in court, saying she is “astonishing to watch on her feet – she is razor-sharp and one of the best cross-examiners around.”
- “Her ability to devour a lengthy and complex brief and summarise it in a few short paragraphs is mindblowing.”
- “A firm favourite of countless solicitors, who agree that “she is phenomenal and delivers consistently time and again.” “A fearsome fighter,” “Katharine is a hugely committed barrister. When you are up against it and need someone to really knuckle down there is no-one with more commitment or energy.”
- “Retains a first tier ranking with plaudits: can’t praise her enough, a team player, extremely knowledgeable, her paperwork is excellent, a barrister you want on your side, especially if you expect to go twelve rounds with the other side” and “a superb fast-thinking trial advocate and ferocious cross-examiner.”
- “Pulls out all the stops to win your case and is recognised by instructing solicitors and opponents as a superb, fast-thinking trial advocate.”

Katharine has undertaken many high profile cases, including disputes pertaining to Wembley Stadium, the London Eye. She recently appeared before the Supreme Court in the case of *Manchester Ship Canal Company Ltd v Vauxhall Motors Limited* [2019] UKSC 46.

Katharine is also particularly well known for her specialist expertise in all types of civil trespass cases and urgent injunctions, after having acted in *Hampshire Waste v Persons Unknown in 2003*, in which she obtained the first injunction to be granted against ‘persons unknown’ in the context of trespass and protest demonstrations. She now regularly acts on cases involving protests and trespasses in a variety of sectors, including high profile environmental protests as well as protests in the sectors of energy, education, utilities and local government.

Katharine is also a CEDR Accredited Mediator and a Fellow of the Chartered Institute of Arbitrators and in 2009 received a Diploma in International Commercial Arbitration.

Commercial, Chancery and Property Litigation

- easements and rights of way (*Safestore v RSN* [2009] PLSCS 292, *Millman v Ellis* [1996] 71 P&CR 156)
 - restrictive covenants (*City Inn v Ten Trinity EWCA Civ 15* and *Thames Valley Holdings Limited v The National Trust* [2012] EWCA Civ 1019)
 - rights to light (*CIP Property (AIP) Ltd v Transport for London, London Underground Ltd, Derwent Valley Central Ltd* [2012] EWHC 259 and *CGIS City Plaza Shares 1 Ltd and another v Britel Fund Trustees Ltd*[2012] EWHC 1594)
 - adverse possession (*Graham v Mayrick* [2007] ADR.L.R. 01)
 - transactional disputes (*Chinnock v Hocaoglu* [2008] EWCA Civ 117 and *London Jewish Girls High Ltd) v (1) London Borough of Barnet (2) Montclare Developments* [2013] EWHC 523)
 - mortgages (*Carroll v Manek and Bank of India* [2000] 79 P&CR 173)
 - option agreements (*Redlawn v Cowley* [2010] EWHC 766)
 - misrepresentation (*Cubcall v Yossifoff*)
 - damages issues (*Field Common v Elmbridge* [2008] EWHC 2079)
 - property ownership and constructive trusts (*Tackaberry v Hollis* [2007] EWHC 2633)
 - land registration (*EF Clarke (Goldsmiths) Ltd v William Sapcote & Sons (Ch) Ltd*)
 - property related restraint of trade and competition issues (*A&P Birkenhead Ltd v (1) Northwestern Shiprepairers Ltd (2) Scott Lithgow*)
 - property related inheritance issues (*Levin v Beatt* [2005] EWHC 828)
 - overage (*Sainsburys v Oliveview* 92004) EWHC 1090)
 - commercial injunctions (*Haringey LBC v CSS Limited* [2003] All ER (D) 21,)
 - highways (*Robinson Webster v Agombar* [2001] PLSCS 93 and *Wentworth v Wiltshire* [1993] QB 654).
-

Commercial Landlord & Tenant

Regularly instructed on lease renewals, which have included instructions on the business lease renewal of the infrastructure of Heathrow Airport, as well as all types of commercial landlord and tenant dispute, eg:-

- *Pavilion Property Trustees Ltd and another v Permira Advisers LLP* [2014] EWHC 145
 - *PCE Investors Ltd v Cancer Research UK* [2012] EWHC 884
 - *House of Fraser Ltd v Scottish Widows plc* [2011] EWHC 800 2012] 07 EG 92
 - *BNY Trust & Depositary Co Ltd v Bourne End One Ltd and others* [2009] PLSCS 309
 - *Windsor Life Assurance Co Ltd v Lloyds TSB Bank plc* [2009] 47 EG 13
 - *Orchard v Reuters* [2008] EWHC 1017
 - *Wembley National Stadium Ltd v Wembley (London) Ltd* [2007] EWCA Civ 107
 - *Lay and Others (Trustees of Portman Estate) v Drexler* [2007] EWCA Civ 464
 - *KUC v Alvingote* [2006] PLSCS 149
 - *Mount Cook Land Ltd v The Media Centre (Properties) Ltd* [2006] PLSCS 189
 - *Underhill v Bombardier* [2007] PLSCS 140
 - *South Tyneside BC v Wickes Building Supplies Limited* [2004] PLSCS 254
-

Injunctions and Trespass

All types of urgent injunctions, particularly in connection with trespass and protest demonstrations, including the 'Occupy London' protests and anti-fracking protests, some of which have involved issues under Articles 8, 10 and 11 of the European Convention on Human Rights, eg:-

- *Manchester Ship Canal Developments Limited v Crane and Others and Persons Unknown* [2014] EWHC 645
 - *TG Aviation Limited - Kent Facilities Limited - 9 July 2014*
 - *Hicks v 89 Holland Park (Management) Ltd* [2014] EWHC 2962
 - *United Utilities Water plc v Persons Unknown*
 - *British Broadcasting Corporations v Persons Unknown - 4 August 2014*
 - *Manchester Ship Canal Developments Ltd v Persons Unknown* [2014] EWHC 645
 - *University of Sussex v Persons Unknown* [2013] EWHC 862
 - *Sun Street Property Limited v Persons Unknown* [2011] EWHC 3432
 - *School of Oriental and African Studies v Persons Unknown* [2010] 49 EG 78
 - *University of Sussex v Protesters* [2010] PLSCS 105
 - *Hampshire Waste v Persons Unknown* [2003] 43 EG 126
-

Nuisance, Environmental Law and Group Litigation

Instructed on all types of property related nuisance claims, eg:-

- *Birmingham Development Corporation v Tyler* [2008] EWCA Civ 829 (development site nuisance claim)
 - *Anslow v Norton Aluminium Ltd* [2012] EWHC 2610 (group litigation nuisance claim relating to odours, noise and dust from foundry)
-

Residential Landlord and Tenant

- *Paddington Basin Developments Ltd and others v Gritz and others* [2013] UKUT 0388 (LC); [2013] PLSCS 265
 - *Paddington Basin Developments Ltd and others v West End Quay Estate Management Ltd* [2010] EWHC 833 (Ch) [2010] 17 EG 94
 - *Patel and Another v K&J Restaurants Ltd and Another* [2010] EWCA Civ 211
 - *Paddington Walk Management Ltd v Governors of Peabody Trust* [2009] April 2009 Case No: CHY08440
 - *Re Grafton Way* (Lands Tribunal) [2008] PLSCS 30
 - *Eltham Properties Ltd v (1) A Kenny (2) B Rainforth (3) J Barker* [2008] LRX 161 200
 - *Seine International and Others v Park Lane Holdings In* [2002] All ER (D) 459
 - *Malt Mill Developments v Davis* [2002] EWCA Civ 440
-

Property Related Insolvency Disputes

Recently acted for the Administrators of Portsmouth Football Club in connection with the sale of the Club and Stadium and reported case examples of instructions on a wide range of insolvency related property disputes, eg:-

- *Sunberry Properties v Innovate Logistics* [2008] EWCA Civ 1261
 - *Famous Army Stores Limited v R&H Properties Limited* (2003) PLSCS 8
 - *Law Society v Southall* [2001] EWCA Civ 2001
 - *Whale v Viasystems Technograph* [2002] EWCA Civ 2001
-

Professional Negligence

Instructed on all types of property related professional negligence claims, eg:-

- *McKay v Renlon* [2008] EWHC 516
 - *Lloyds Bank v Burd Pearce, Crosse & Crosse* [1999] EGCS 99, [2001] EGCS 39
 - *Ian Green Residential Ltd v Asfari* [2007] 3 All ER (D) 322
 - *Lloyds Bank v Burd Pearce, Crosse & Crosse* [1999] EGCS 99, [2001] EGCS 39
 - *Lloyds Bank v Parker Bullen* (1999) NPC 999
 - *Gregory v Shepherds* [1999] Lloyds Rep (PN) 720
 - *Press v Chipperfield* [2001] EWCA Civ 2001
 - *Titanic Investments v Macfarlanes* [1997] NPC 105
-

Enfranchisement and Lease Extensions

In relation to a former specialisation in enfranchisement related matters, Katharine has the following reported cases:-

- *Helman v Keepers and Governors of John Lyon Free Grammar School* [2014] EWCA Civ 17
 - *Day and another v Hosebay Limited and Howard de Walden Estates Limited v Lexgorge Limited* [2012] UKSC 41
 - *Howard de Walden Estates Ltd v Aggio and others* [2007] 23 EG 165
 - *Cadogan v Pockney* (2003) LRA/27/2003
 - *Carl v Grosvenor Estates* (2001) 3 EGLR 7
 - *Moreau v Howard de Walden* (2002) LRA/2/2002
-

Mediation

Katharine is a CEDR Accredited mediator, having trained at the CEDR International Summer School at Stresa in Italy. Having regularly acted as counsel on mediations over the last 5 years, Katharine is now increasing her experience as a mediator and has now acted as a mediator on a variety of disputes, having been appointed under the Mayors and City of London scheme and also as a privately appointed mediator.

Arbitration

Katharine is a Fellow of the Chartered Institute of Arbitrators and in 2009 was also awarded a Diploma in International Commercial Arbitration by the Institute, after having studied at the Summer School at Keble College, Oxford and having undertaken various exams and assignments. Katharine's arbitration 'know-how' therefore extends to both international and domestic arbitrations. Katharine is keen to develop her experience in arbitrations in her specialist field of property litigation but is also happy to act as an arbitrator on other forms of dispute.

Technically excellent and incredibly good with clients

Cases

18 Jan 2022	Mayor and Burgesses of the London Borough of Brent v (1) Johnson (2) Stonebridge Community Trust (HPCC) Limited (3) Her Majesty's Attorney-General [2022] EWCA Civ 28
14 Jan 2022	Retirement Villages Developments Limited v Punch Partnerships (PTL) Limited [2022] EWHC 65 (Ch)
22 Apr 2021	Nathwani & Nathwani v Nguyen & Others [2021] UKUT 0084 (LC)
22 Apr 2021	AEW UK REIT PLC v SPORTSDIRECT.com RETAIL Limited [2021] EWHC 1013 (QB)
11 Nov 2020	Rees v Earl of Plymouth and Others [2020] EWHC 2986
01 Oct 2020	Mayor and Burgesses of the London Borough of Brent v Johnson & Others [2020] EWHC 2526
23 Jun 2020	Rees v Earl of Plymouth & Others [2020] EWCA Civ 818
09 Jul 2019	Supreme Court hears case on whether relief from forfeiture is available for licences
12 Jul 2018	Sheffield City Council v Fairhall & Others and Persons Unknown [2018] EWHC 1793
17 May 2018	Manchester Ship Canal Company Ltd v Vauxhall Motors Limited [2018] EWCA Civ 1100
12 Mar 2018	Co-Op Bank plc v Hayes Freehold Ltd [2018] EWHC 1058
19 May 2017	Swettenham Stud (2015) Ltd v Esso Petroleum Company [2017] EWHC 1858 Rose J
13 Jan 2017	General Motors UK Limited v Manchester Ship Canal Company Ltd (No 2) [2017] EWHC 21
30 Nov 2016	General Motors UK Limited v Manchester Ship Canal Company Ltd [2016] EWHC 2960
28 Jul 2016	Secretary of State for Communities & Local Government v South Essex College of Further and Higher Education
16 May 2016	Timothy Taylor Limited v Mayfair House Corpn
02 Nov 2015	R (West Berkshire DC and Wokingham BC) v Secretary of State for Health CO/1273/15
14 Sep 2015	Re SSRL Realisations Ltd (in administration): Lazari v Savills & Others 2015 [EWHC] 2590
22 Jul 2015	Cabot Carbon v Manchester Ship Canal Company
22 Jan 2015	University of Birmingham v Persons Unknown [2015] EWHC 544
04 Aug 2014	British Broadcasting Corporations v Persons Unknown
18 Jul 2014	Hicks v 89 Holland Park (Management) Ltd [2014] EWHC 2962 (Chancery Division)
09 Jul 2014	TG Aviation Limited - Kent Facilities Limited (Chancery Division)
20 Jun 2014	United Utilities Water plc v Persons Unknown (Chancery Division)
10 Mar 2014	Manchester Ship Canal Developments Limited v Crane and Others and Persons Unknown [2014] EWHC 645 (Ch) (Chancery Division)
30 Jan 2014	Pavilion Property Trustees Ltd and another v Permira Advisers LLP [2014] EWHC 145
22 Jan 2014	Helman v Keepers and Governors of John Lyon Free Grammar School [2014] EWCA Civ 17

18 Jul 2013	Paddington Basin Developments Ltd and others v Gritz and others [2013] UKUT 0388 (LC); [2013] PLSCS 265
28 Mar 2013	University of Sussex v Persons Unknown [2013] EWHC 862
20 Feb 2013	R (London Jewish Girls High Ltd) v (1) London Borough of Barnet (2) Montclare Developments [2013] EWHC 523 (Admin)
10 Oct 2012	Day and another v Hosebay Limited and Howard de Walden Estates Limited v Lexgorge Limited [2012] UKSC 41
28 Sep 2012	Anslow v Norton Aluminium Ltd [2012] EWHC 2610
05 Jul 2012	Thames Valley Holdings Limited v The National Trust (2012) [2012] EWCA Civ 1019
13 Jun 2012	CGIS City Plaza Shares 1 Ltd and another v Britel Fund Trustees Ltd Mr William Trower QC, sitting as a deputy High Court judge [2012] EWHC 1594 (Ch)
04 Apr 2012	PCE Investors Ltd v Cancer Research UK Peter Smith J [2012] EWHC 884 (Ch)
07 Dec 2011	Sun Street Properties Ltd v Persons Unknown [2011] All ER D 72 Roth J
28 Oct 2011	House of Fraser Ltd v Scottish Widows plc [2011] EWHC 800 (Ch) [2012] 07 EG 92 Peter Smith J
05 Jul 2011	A v N
26 May 2011	Cubcall v Yossifoff
04 Apr 2011	PCE Investors v Cancer Research [2012] EWHC 884 (Ch) Peter Smith J
01 Mar 2011	C v R (Arbitration)
25 Nov 2010	School of Oriental and African Studies v Persons Unknown [2010] 49 E.G 78
01 Jul 2010	Hosebay Ltd v Day and another; Lexgorge Ltd v Howard de Walden Estates Ltd [2010] EWCA Civ 748
20 Apr 2010	Paddington Basin Developments Ltd and others v West End Quay Estate Management Ltd [2010] EWHC 833 (Ch) [2010] 17 EG 94
03 Mar 2010	University of Sussex v Protesters [2010] PLSCS 105
15 Feb 2010	Lexgorge Ltd v Howard de Walden Estates Ltd [2010] PLSCS 54
02 Feb 2010	Redlawn v Cowley [2010] EWHC 766 (Ch) [2010] PLSCS 277
15 Oct 2009	Windsor Life Assurance Co Ltd v Lloyds TSB Bank plc [2009] 47 EG 134
15 Oct 2009	SAFESTORE V RSN [2009] PLSCS 292 CLCC
16 Apr 2009	Paddington Walk Management Ltd v Governors of Peabody Trust [2009]
01 Jan 2009	Orchard v Reuters [2009] EWCA Civ 6
01 Nov 2008	Sunberry Properties v Innovate Logistics [2008] EWCA Civ 1261
01 Oct 2008	Chinnock v Hocaoglu [2008] EWCA Civ 1175
01 Aug 2008	Field Common v Elmbridge [2008] EWHC 2079

24 Jul 2008	Birmingham Development Co Ltd v Tyler [2008] EWCA Civ 859
30 Jun 2008	Re Grafton Way (Lands Tribunal) [2008] PLSCS 30
19 Mar 2008	McKay v Renlon Ltd [2008] EWHC 516
06 Mar 2008	City Inn v Ten Trinity (CA) EWCA Civ 156
20 Feb 2008	Orchard v Reuters [2008] EWHC (QB)
10 Jan 2008	Eltham Properties Ltd v (1) A Kenny (2) B Rainforth (3) J Barker [2008] LRX 161 2006
12 Nov 2007	Tackaberry v Hollis [2007] EWHC 2633 (Ch)
25 Jun 2007	Ian Green Residential Ltd v Asfari and another
24 May 2007	Howard de Walden Estates Ltd v Aggio Earl Cadogan v 26 Cadogan Square Ltd (CA)
18 May 2007	Lay and others (Trustees of the Portman Estate) v Drexler and others (CA)
01 Jan 2007	A&P Birkenhead Ltd v (1) Northwestern Shiprepairers Ltd (2) Scott Lithgow
01 Jan 2007	Trustees of the Portman Estate v Drexler [2007] 31 EG 82
01 Jan 2007	Wembley National Stadium Ltd v Wembley (London) Ltd [2007] 2 EGLR 115 and EWCA Civ 1071
31 Dec 2006	Howard de Walden Estates Ltd v Aggio and others [2007] 23 EG 165
13 Oct 2006	EF Clarke (Goldsmiths) Ltd v William Sapcote & Sons (Ch) Ltd (Ch)
31 Jul 2006	KUC v Alvingote [2006] PLSCS 149
29 Jun 2006	Mount Cook Land Ltd v The Media Centre (Properties) Ltd and others
23 Apr 2006	Underhill v Bombardier
23 Mar 2006	Graham and Others (The Trustees of Morden College) v Mayrick EGCS (Ch)
11 Apr 2005	Seine International and Others v Park Lane Holdings Inc
01 Jan 2005	Levin v Beatt [2005] EWHC 828
01 Jan 2004	Sainsburys v Oliveview (2004) EWHC 1090 (Ch)
01 Jan 2004	South Tyneside BC v Wickes Building Supplies Limited [2004] PLSCS 254
02 Jul 2003	Cadogan v Pockney (2003) LRA/27/2003 (LT)
01 Jan 2003	Famous Army Stores Limited v R&H Properties Limited (2003) PLSCS 89
01 Jan 2003	Hampshire Waste v Persons Unknown [2003] 43 EG 126 (Ch)
01 Jan 2003	Haringey LBC v CSS Limited [2003] All ER (D) 21 (Ch)
01 Feb 2002	Moreau v Howard de Walden (20002) LRA/2/2002
01 Jan 2002	Malt Mill Developments Ltd v Davies [2002] EWCA 440
01 Jan 2001	Law Society v Southall [2001] EWCA Civ 2001

01 Jan 2001	Carl v Grosvenor Estates (2001) 3 EGLR 79
01 Jan 2001	Carroll v Manek and Bank of India (2001)
01 Jan 2001	Press v Chipperfield [2001] EWCA Civ 2001
01 Jan 2001	Whale and Others v Viasystems Technograph Ltd [2002] EWCA Civ 2001
01 Jan 2001	Robinson Webster v Agombar [2001] PLSCS 93
01 Jan 1999	Lloyds Bank v Burd Pearce, Crosse & Crosse [1999] EGCS 99, [2001] EGCS 39 (CA)
01 Jan 1999	Gregory v Shepherds [1999] Lloyds Rep (PN) 720
01 Jan 1997	Titanic Investments v Macfarlanes [1997] NPC 105
01 Jan 1997	Charville v Unipart [1997] NPC 32
01 Jan 1996	Millman v Ellis [1996] 71 P&CR 156
01 Jan 1993	Wentworth v Wiltshire [1993] QB 654 (Highways)

Publications

11 Feb 2016	Landlord and Tenant Recent Cases
07 Oct 2013	The New Rules on Costs
07 Oct 2013	The New Rules on Costs
22 Jun 2013	Restraining Persons Unknown - Estates Gazette
22 Jun 2013	Restraining Persons Unknown - Estates Gazette
03 Feb 2012	Injunctions Against Persons Unknown
03 Feb 2012	Injunctions Against Persons Unknown
08 Nov 2010	Land Agreements - Know your competition
14 Apr 2010	Protesters, Gypsies & Travellers: Possession after Meier - Impact for SOS for Environment V Meier
12 Jan 2009	The Credit Crunch - Planning in the slow down - Enforcing and Escaping from Land Contracts
01 Jan 2009	Devices and Disguises
01 Jan 2009	Harry Potter and Persons Unknown
01 Jan 2009	The Disability Discrimination Act
01 Dec 2008	Landlord and Tenant - the 2005 Changes