

Peter Jolley

Call 2014

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Peter was called to the Bar in 2014 and completed pupillage at 42BR Barristers the following year. He has since developed a busy court-based and advisory paperwork practice with a particular interest in most matters connected to land. He is the Head of our Business and Property Group. Outside of chambers, Peter is a keen motorcyclist and interested in cooking, wine, technology, architecture and art.

Property Law

Peter's practice includes all kinds of disputes which relate to people's properties, both residential and commercial. This includes disputes over how freehold and leasehold land is acquired and used, how properties are built and maintained and how leases are interpreted, extended and ended. He represents landlords, tenants and freehold proprietors alike.

Peter has a particular interest in rights of way and unlawful interference with land and has dealt with numerous adverse possession and boundary dispute claims. Cases have involved matters such as a disagreement over the position of an ancient field boundary, the alleged oversubscription of an easement used by the lessees of a building converted into flats, and the displacement of an easement by prescription by a sign attached to a gate.

His practice also often involves building work in some way. He has dealt with many cases involving residential building projects, including where renovation works taking place in the airspace were thought to have infringed a right of way over the ground below. He has undertaken a considerable amount of disrepair and dilapidations work, with cases in the hundreds. As part of this, he has a niche interest in the Water Industry Act and is often instructed by a major water and sewerage undertaker where building works cause damage to the undertaker's assets.

Reported Cases:

- *Vale of Aylesbury Housing Trust Ltd v Jason Richens* [2020] EWHC 685 (Ch): a judge had not erred in finding that a housing trust had granted an inter-generational joint tenancy
- *Mustafa v Enfield* [2018] 12 WLUK 116: for the interested statutory water undertaker in an appeal by way of case stated concerning s.59 Building Act 1984 notices