

Victoria Hamblen

Year of Call: 2018
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Property and Estates

Victoria is well placed to handle the full breadth of residential and commercial property disputes. She takes an analytical approach to her work, working closely with clients to identify and address potential weak points in a case.

Recent work includes:

- Public and private nuisance
- Trespass
- Easements (identification, interpretation and enforcement)
- Breaches of covenant
- Prescription Act
- Commercial and residential landlord and tenant disputes, including rent arrears and alleged breaches of landlord obligations, and possession.
- Advising on a renegotiation of a lease under the Electronic Communication Code, where a mast was situated within the boundary of a proposed housing development.

Victoria is experienced in settling pleadings on claims involving injunctions, declarations and damages. She has also advised on a wide range of property disputes as to the benefit of a right of way, and nuisance. Victoria has previously assisted and advised on cases relating to proprietary estoppel and restrictive covenants.

Victoria is particularly interested in handling cases relating to nuisance, which relate to broader environmental issues. She also welcomes cases which have an international dimension and representing in diverse forms of Alternative Dispute Resolution.

Victoria is developing a diverse practice in planning and environmental law. She is a member of the Planning and Environmental Bar Association, UKELA and ELF. Victoria takes a keen interest in both domestic and international climate litigation and broader environmental litigation. Victoria recently completed secondments at the Office for Environmental Protection and at the Planning and Environmental Law department at Freeths LLP.

Environmental law

Victoria has diverse experience in environmental law, spanning across domestic environmental issues and international climate-related litigation. Victoria has gained knowledge and experience in the following areas:

- Air quality issues: duties owed under the National Emissions Ceiling Directive

- Appropriate Assessments under Article 6(3) of the Habitats Directive
- Duties owed by public authorities in relation to conservation measures and conservation management plans under Article 6(1) and (2) of the Habitats Directive
- Nutrient pollution issues in England and Northern Ireland
- Duties owed by public authorities and local authorities under s. 40 and 41 of the Natural Environment and Rural Communities Act 2006 (Biodiversity Duty)
- Environment Act 2021 duties
- Industrial-scale agricultural facilities (pig, cattle and poultry sectors)
- Private and public nuisance and trespass
- General matters relating to ESG
- Diverse environmental legal duties owed generally by public authorities
- Nature-based solutions
- Sustainability issues in the global coffee sector
- Victoria is open to take on cases working on judicial reviews relating to the environment.

Planning law

Victoria has established experience advising and drafting pleadings, objections and appeals in relation to:

- Appropriate Assessments under the Habitats Regulations
- Sustainability Appraisals
- Environmental Impact Assessments
- Strategic Environmental Assessments
- Enforcement notices
- Planning applications
- Formal objections to planning applications
- Alleged breaches of planning permission

Victoria is particularly interested in cases which involve green belt and use of brownfield sites, and proposed developments for agricultural installations, renewable energy facilities, and nature-based solutions.

Articles

Victoria Hamblen, specialist property and estates barrister at 3PB, has written on the recent case of R (North Warwickshire Borough Council) v Secretary of State for Transport [2026] EWCA Civ 832, which involved a change to part of the design of the HS2 plans.

View Article

Recommendations

Instructing solicitors have praised Victoria, stating: *"I have no doubt that the kindness Victoria showed the client gave them the confidence to deliver their evidence as they did."*

One client enthused: *"...thank you for fighting my corner and securing a fairer settlement for me. I am very grateful for your professional tenacity and skill."*

Whilst another client noted: *"Thanks to Victoria for working her magic so that we got the right result."*

Academic qualifications

- School of Oriental and African Studies (SOAS, University of London), BA Joint Hons: Chinese and Politics

Scholarships

- Pupillage Wig Award, University of Law
- Advocacy Scholarship, University of Law
- Harmsworth Scholarship, BPTC Major Award, Middle Temple
- Blackstone Entrance Award, Middle Temple
- Harmsworth Scholarship, GDL Major Award, Middle Temple

Professional qualifications & appointments

- University of Law, LLM in Bar in Practice
- University of Law, BPTC
- BPP Law, GDL
- Called to the Bar of England & Wales (2018)
- Called to the Bar of Northern Ireland (2026)

Professional bodies

- Honourable Society of Middle Temple
- Planning and Environmental Bar Association (PEBA)
- UK Environmental Law Association (UKELA)
- Property Bar Association
- Inn of Court of Northern Ireland