Falcon Chambers

# Imogen Dodds

**Called 2017**



## Practice Summary

Imogen's practice covers the full range of real property and landlord and tenant law. She has particular expertise in disputes under the Electronic Communications Code, as well as in complex mortgage and easement matters. She appears regularly, both led and unled, in the High Court, County Court, and specialist property tribunals. Alongside her court work, she maintains a busy advisory practice.

Imogen's recent cases have included the following areas of law:

- Telecommunications
- Commercial landlord and tenant, including opposed and unopposed renewals under the Landlord and Tenant Act 1954
- Easements
- Co-ownership, including proceedings under TOLATA 1996
- Mortgages and receivership
- Restrictive covenants
- Land registration
- Adverse possession
- Residential landlord and tenant
- Leasehold enfranchisement
- Tenants' rights of first refusal

## Recent Cases

- **On Tower UK Limited v AP Wireless II (UK) Limited (Central London County Court, HHJ Parfitt, 22 September 2026)** – Junior Counsel for the successful operator, led by Oliver Radley-Gardner KC, in a preliminary issue trial considering the validity of s26 requests where the site provider argued that the telecoms compound had been built in the wrong place, where the Judge considered proprietary estoppel and the interplay between the 1954 Act and the doctrine of encroachment.
- **GB Europe Holdings Limited v The First Studios Limited (Central London County Court, HHJ Saunders, 25 August 2026)** – Sole Counsel for the successful Claimant in the trial of quantum in a claim for damages for breach of an agreement for lease.

- **On Tower UK Limited v AP Wireless II (UK) Limited (2026)** – Junior Counsel for the operator, led by Kester Lees KC, in a trial considering valuation (including alternative use value) of four telecommunications sites.
- **On Tower (UK) Limited v (1) AP Wireless II (UK) Limited, and (2) Icon Tower Infrastructure Limited (2026)** – Junior Counsel for the operator, led by Kester Lees KC, in a trial considering the appropriate terms for imposition (including a redevelopment break clause).
- **On Tower UK Limited v Icon Tower Infrastructure Limited [2026] UKUT 89 (LC)** - Junior Counsel for the successful operator, led by Kester Lees KC, in an appeal concerning a site provider's failure to prove its intention to redevelop.
- **On Tower UK Limited v AP Wireless II (UK) Limited & Icon Tower Infrastructure Limited (2025)** – Junior Counsel for the successful operator, led by Kester Lees KC, in the second preliminary issue trial in the Queen's Oak Farm case, in which the Tribunal determined that the site provider (which was itself a Code operator) did not have the requisite intention to redevelop under paragraph 21(5) of the Code.
- **On Tower UK Ltd v AP Wireless II (UK) Ltd [2025] UKUT 280 (LC)** – Junior Counsel for the successful operator, led by Kester Lees KC in this appeal which determined that renewal greenfield Code agreements should permit sharing of the demised site and rights, not just electronic communications apparatus.
- **Cellnex Connectivity Solutions limited v Corebox Archer 1 Limited (2025)** – sole counsel for the operator, successfully obtaining an order for interim rights over a site forming part of the Brighton Mainline project.
- **AP Wireless II (UK) Limited v On Tower (UK) Limited [2025] EWCA Civ 971** – Junior Counsel for the successful operator, led by Oliver Radley-Gardner KC on an appeal in which the Court of Appeal considered the requirement that a lease must be for a term certain.
- **On Tower UK Limited & On Tower UK II Limited v AP Wireless II (UK) Limited (2024)** – Junior Counsel for the operator in a 3-day preliminary issue trial about the ability of a 1954 Act protected periodic tenant to use Part 4 of the Code, as well as the validity of paragraph 20 notices.
- **On Tower UK Limited v AP Wireless II (UK) Limited (2024)** – Junior Counsel for the operator in a two-week trial determining the terms of renewal in respect of 14 telecommunications sites.
- **Spellen v "Santander" [2023] EWHC 1361 (KB)** – appeared for the successful mortgagee in this case considering attempts by borrowers to subvert County Court possession proceedings by issuing claims in the High Court.
- **Gormandy & Ors v Trinidad and Tobago Housing Development Corporation (Trinidad and Tobago) [2022] UKPC 55** – Junior Counsel, led by Oliver Radley-Gardner KC in a Privy Council appeal on adverse possession of land in Trinidad which raised issues in relation to the rule in Devi v Roy and the role of appellate courts.
- **Oceanfill v Nuffield Health Wellbeing [2022] EWHC 2178 (Ch)** (Master) – Junior Counsel, led by Stephen Jourdan KC in a case considering the effect of a restructuring plan under Part 26A of the Companies Act 2006 releasing the current tenant of commercial premises on an AGA given by a previous tenant.
- **Orkin v Orchard (Central London County Court, HHJ Hellman, 6 October 2022)** – sole counsel for the leaseholder in a four day trial considering responsibility for carrying out and paying for repairs to a flat in order to prevent water penetration to the flat below.

## Education

BA (Law), Downing College, University of Cambridge (Double First Class) (2012-2015)

LLM, Downing College, University of Cambridge (First Class, placed 3rd in year with prizes for restitution and comparative family law and policy) (2015-2016)

## Professional

- BPTC, BPP (Outstanding) (2016 – 2017)
- Lord Denning Scholarship
- Hardwicke Entrance Award
- Buchanan Prize

## Publications

Imogen writes regularly for journals, including the New Law Journal. Her recent publications include “Limitation periods in constructive trust claims: clarity from Lord Hoffmann in Hui Chun Ping v Hui Kau Mo [2024] HKCFA 32" (co-authored with Jamie Sutherland).

## Published Comments

"Imogen is an excellent junior counsel combining outstanding legal ability with real grit." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Imogen Dodds is very commercial, easy to work with and well prepared." *Chambers and Partners UK Bar Guide 2027 (Telecommunications)*

"She is exceptionally thorough and detail-oriented, and her advice is consistently grounded in commercial pragmatism. Imogen brings a commanding grasp of the finer points to every engagement, and her advocacy is both incisive and compelling." *Legal 500 UK Bar Guide 2027 (Telecoms Regulation)*

"Imogen has risen impressively to every challenge, demonstrating both significant growth and an exceptional work ethic. Her preparation has been meticulous, and she conducted herself with confidence and assurance well beyond her call. She is undoubtedly one to watch." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Imogen is a wonderfully personable counsel and always feels like having an extra member of the team, rather than an external consultant." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Imogen is able to analyse complex issues and is a pleasure to work with." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*