



LONDON BOROUGH OF CAMDEN DESIGN REVIEW PANEL

Terms of reference 2024

IN PARTNERSHIP WITH

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CONTENTS

1	Introduction	3	10	Types of review	11
2	Principles of design review	4	11	Site visits	13
3	London Design Review Charter	5	12	Meeting dates	13
4	Panel composition	6	13	Review agendas	14
5	Panel remit	7	14	Panel reports	15
6	Role of the Design Review Panel	9	15	Design Review Panel charges	16
7	Independence, confidence and probity	9	16	Design Review Panel membership	17
8	Conflicts of interest	10	17	Key references	28
9	Freedom of information	10		Appendix A: confidentiality	29
				Appendix B: conflicts of interest	30

Cover image: view from Camden Council's offices at 5 Pancras Square © Tom Bolton



1. INTRODUCTION

Camden's planning policies set out the need for and expectation of excellence in architecture and design within the borough. The Local Plan policies D1 - Design and D2 - Heritage establish a clear set of criteria that the development anticipated over the coming years must meet to ensure a high quality environment. In particular, the statement in Policy D1 - 'The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' - clarifies the expectations of the borough and its constituents that the very highest levels of design consideration must be brought to bear on all development proposals. As well as covering context, character, materials, wayfinding, security, amenity space, housing and servicing, the policy also requires high quality design to promote sustainability, inclusivity, health and wellbeing.

These policies need to be understood within the particular unique context of Camden, so that the ongoing and diverse process of development strengthens and enhances the existing sense of place. Most notably, Camden has a rich architectural heritage and a significant proportion of the Borough is designated for its historic importance through 39 conservation areas, each with its own statement, appraisal and management strategy. Conservation Area Advisory Committees maintain these for and with the Council, as well as advising and commenting on applications with in their designated areas.

Over 5,600 buildings and structures in Camden are nationally listed for their special historical interest and 53 of the Borough's squares are protected by the London Squares Preservation Act. Nearly 400 buildings are also recorded in a local list for their contribution and importance. There are 13 identified archaeological areas. It is important that new developments respond positively to the historic environment in Camden to contribute to its sense of place.

Securing high quality development requires rigorous, early and effective dialogue between all those involved in the development process. Following a dialogue between the Council and design professionals and in line with the National Planning Policy Framework (2023), Camden aims to strengthen and expand the capacity for independent expert design review as part of this design process, through the Design Review Panel.

The panel will not duplicate or replace existing mechanisms for securing high quality design. It is intended to provide additional expert advice to inform the planning process. By offering advice to applicants during the pre-application process, and by commenting on planning applications, the panel will support Camden's planning officers and committee in securing high quality development.



Camden Hub Hotel, Morris and Compnay © Jack Hobhouse



2. PRINCIPLES OF DESIGN REVIEW

Independent – it is conducted by people who are unconnected with the scheme’s promoters and decision makers, and it ensures that conflicts of interest do not arise.

Expert – the advice is delivered by suitably trained people who are experienced in design, who know how to criticise constructively and whose standing and expertise is widely acknowledged.

Multidisciplinary – the advice combines the different perspectives of architects, urban designers, town planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.

Accountable – the design review panel and its advice must be clearly seen to work for the benefit of the public. This should be ingrained within the panel’s terms of reference.

Transparent – the panel’s remit, membership, governance processes and funding should always be in the public domain.

Proportionate – it is used on projects whose significance, either at local or national level, warrants the investment needed to provide the service.

Timely – it takes place as early as possible in the design process, because this can avoid a great deal of wasted time. It also costs less to make changes at an early stage.

Advisory – a design review panel does not make decisions, but it offers impartial advice for the people who do.

Objective – it appraises schemes according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.

Accessible – its findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

Design Review: Principles and Practice
Design Council CABE / Landscape Institute / RTPi
/ RIBA (2013)



3. LONDON DESIGN REVIEW CHARTER

The Camden Design Review Panel process is run in accordance with the London Design Review Charter.

High quality – delivered in a manner that accords with the Design Council CABI / Landscape Institute / RTPI / RIBA guide, which calls for reviews to be independent, expert, multidisciplinary, accountable, transparent, proportionate, timely, advisory, objective and available.

Representative and inclusive – reflecting London’s diverse population and seeking to promote inclusive buildings and places.

Based on clear review objectives – which provide terms of reference available to all parties, making clear the outcomes, priorities, challenges and objectives of the review, applicable to the given place and project constraints.

Allied to the decision making process – with the outputs of the design review being made available to the appropriate decision makers, with commitments sought that review outcomes will be taken into account by decision makers as part of a wider design management process.

Even handed, independent – informed by an understanding of the reality of the project, the views of the client, local authority, community and other relevant stakeholders, but providing independent advice.

Proportionate – recognising the need for different review formats and costs for larger or smaller schemes.

Consistent – with the same standards of delivery. On occasions when other reviews have taken place (including by other panels), panellists should be made aware of the previous advice.

Collaborative – with other quality review users and providers to promote best practice London wide, to maintain consistent standards, and if appropriate share resources such as a pool of panellists.

Regularly evaluated – with the aim of building a consistent process to monitor and evaluate the success of design review across London.

About the charter

The charter has been developed by the Greater London Authority (GLA) with input from those running and using panels, as well as from reviewers. Signatories agree to the principles that the charter sets out, and to provide or use design review in a manner that is consistent with its contents.

Full details of the London Charter for Design Review are available via the following link.

www.london.gov.uk/sites/default/files/ggbd_london_design_review_charter_jan22.pdf



Hawley Wharf, Allford Hall Monaghan Morris © Tim Soar
Housing Design Awards 2021 - Winner of Winners / RIBA Region
London Awards 2022



4. PANEL COMPOSITION

The Design Review Panel brings together professional experts from a variety of fields. It consists of 33 members, including a chair and vice chair.

Design Review Panel members are chosen to provide a broad range of expertise with particular relevance to Camden, including:

- architecture
- civil / structural engineering
- conservation / heritage townscape
- development delivery
- environmental sustainability
- landscape architecture
- urban design / town planning

Many of those appointed to the panel have expertise and experience in more than one of these areas. The composition of each panel meeting is chosen as far as possible to suit the scheme(s) being reviewed, as well as considering gender balance and diversity.

Membership of the Design Review Panel is reviewed regularly (at least once a year), to ensure that it provides all the necessary expertise, experience and diversity to undertake its work effectively.

From time to time, it may be of benefit for specialist advice to be provided beyond the panel membership. In such cases, a professional with the relevant expertise may be invited to attend a review meeting, participating in the discussion with the status of an adviser to the panel.



Camden Design Review Panel site visit © Iona Wolff



The Arches, DHaus Company © Richard Chivers

5. PANEL REMIT

The Design Review Panel provides independent, objective, expert advice on development proposals across Camden. It provides advice to scheme promoters and the planning authority as a ‘critical friend’ to support delivery of high quality development.

Generally schemes are referred to the panel by planning officers at an early stage to identify and consider the key assumptions of the proposed design. The independent advice given by the panel is likely to be most effective when given before a scheme becomes too fixed. Early engagement with the Design Review Panel should reduce the risk of delay at application stage, by ensuring that designs reach an acceptable standard. The planning authority may also request a review once an application is submitted.

The panel’s advice may assist the development management team in negotiating design improvements and may support decision making by the planning committee, including refusal of planning permission where design quality is not of a sufficiently high standard.

The panel considers significant development proposals in Camden. Significance may fall into the following categories.

Significance related to size or use, for example:

- large buildings or groups of buildings
- infrastructure projects such as bridges or transport hubs
- large public realm proposals
- masterplans, design codes or design guidance

Significance related to site, for example:

- proposals affecting sensitive views
- developments with a major impact on their context
- development sites in prominent locations
- schemes involving significant public investment

Projects may also be referred to the panel by the planning authority at its discretion, for example where it requires advice on:

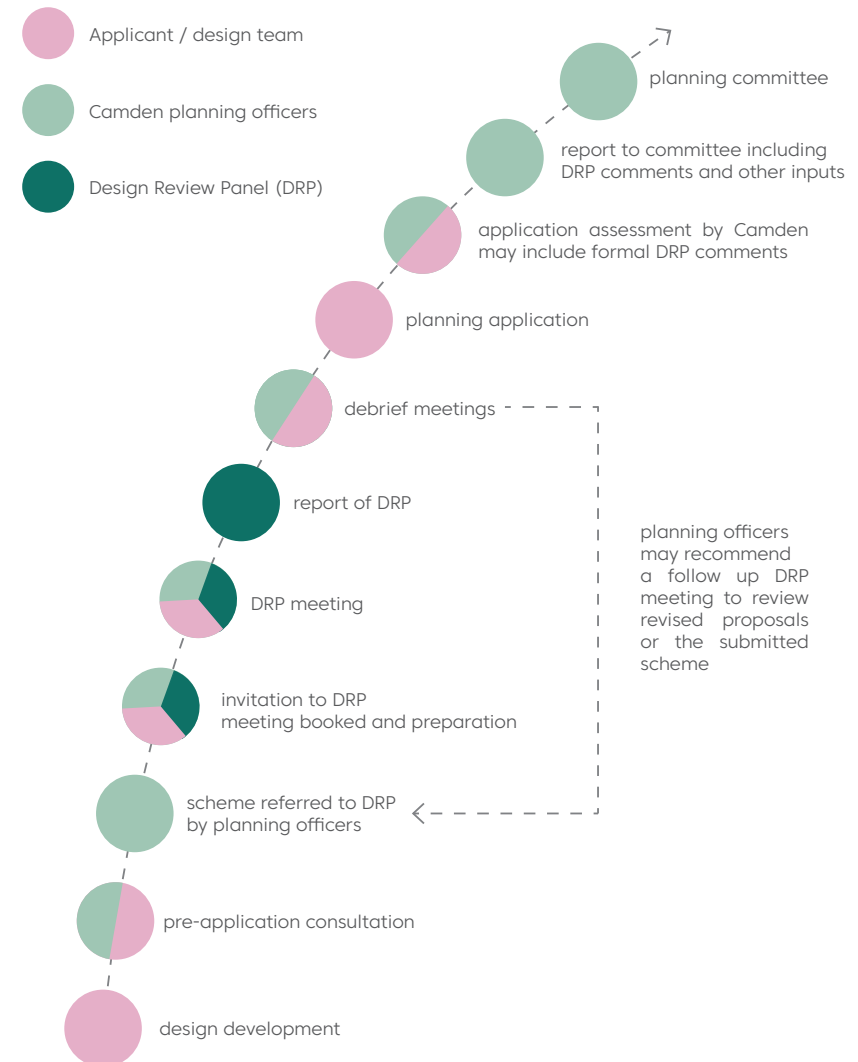
- building typologies, for example single aspect dwellings
- environmental sustainability
- design for climate change adaptation and mitigation
- proposals likely to establish a precedent for future development
- developments out of the ordinary in their context
- schemes with significant impacts on the quality of everyday life
- landscape / public space design

When a proposal is at a pre-application stage, the report is not made public and is only shared with the Council, the applicant and design team, and any other stakeholder bodies that the Council has consulted on the project.

If the proposal is reviewed at an application stage, the report will be a public document and published on the Council's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.

A diagram showing the panel's role in the planning process is opposite.

Design review in the planning process



6. ROLE OF THE DESIGN REVIEW PANEL

The Camden Design Review Panel provides independent and impartial advice on development proposals, at the request of planning officers, and plays an advisory role in the planning process.

Reviews can be arranged from an early stage, providing advice to the applicant and the planning authority.

It is for Camden's planning officers and the planning committee to decide what weight to place on the panel's comments, balanced with other planning considerations. Applicants should consult planning officers following a review to agree how to respond to the panel's advice.

If any points made by the panel require clarification, it is the responsibility of the applicant and their design team to draw this to the attention of the chair of the panel (if during the meeting) or the panel manager, Frame Projects (if the report requires clarification).

7. INDEPENDENCE CONFIDENCE & PROBITY

The Design Review Panel is an independent and impartial service provided by Frame Projects, an external consultancy, and is funded independently of the Council. Applicants are referred to the panel by the Council and fees are paid by the applicant to Frame Projects.

The processes for managing the Design Review Panel, appointing members, including the selection of the chair, and the administration of meetings are agreed in partnership with Camden Council.

Panel members shall keep confidential all information acquired in the course of their role on the panel, with the exception of reports that are in the public domain.

Further details are provided in the confidentiality procedure included at Appendix A



8. CONFLICTS OF INTEREST

The Design Review Panel is intended to provide a constructive forum for applicants, their project teams, and Camden planning officers seeking advice and guidance on development proposals.

In order to ensure the Design Review Panel's independence and professionalism, it is essential that members avoid any actual or perceived conflicts of interest that may arise in relation to schemes considered during the meetings that they attend. Minimising the potential for conflicts of interest will be important to the impartiality of the Design Review Panel.

Members are asked to ensure that any possible conflicts of interest are identified at an early stage, and that appropriate action is taken to resolve them.

Meeting agendas provided in advance of reviews will include sufficient project information to allow any potential conflicts of interest to be identified and declared.

In cases where there is a conflict, a member may be asked to step down from a review. In other cases, a declaration of interest may be sufficient. If in doubt, members should contact Frame Projects to discuss this.

Further details on the process for managing conflicts of interest are provided at Appendix B.

9. FREEDOM OF INFORMATION

As a public authority, Camden Council is subject to the Freedom of Information Act 2000 (the Act). All requests made to the Council for information with regard to the Design Review Panel will be handled according to the provisions of the Act. Legal advice may be required on a case by case basis to establish whether any exemptions apply under the Act.



Maggie's Royal Free Hospital, Daniel Libeskind © Hufton + Crow

10. TYPES OF REVIEW

Two types of review are offered:

- a formal review - for schemes with greater impact
- a chair's review - for schemes with more localised impact, or for some previously reviewed schemes

FORMAL REVIEWS

Typically, the chair and four panel members attend formal reviews.

In addition to planning officers, other relevant stakeholders, for example Historic England or Transport for London, may be invited to attend and asked to give their views after the scheme has been presented.

Formal reviews usually take place at a stage when an applicant and design team have decided their preferred option for development of a site, and have sufficient drawings and models to inform a comprehensive discussion.

In advance of the formal review, panel members attend a 15 minute briefing with planning officers on the policy context, and issues arising from pre-application discussions.

At the start of the formal review, planning officers will summarise their panel briefing. The scheme will then be presented by a member of the design team, normally the lead architect, following a brief introduction by the applicant.

Presentations may be made with drawings and / or pdf or PowerPoint and models, as appropriate.

At least one printed copy of the presentation should be provided, for ease of reference during the panel discussion.

Time allocated for formal reviews will depend on the scale of the project but a typical formal review will last 90 minutes: 10 minutes introductions and briefing by planning officers; 25 minutes presentation; 55 minutes discussion and summing up by the chair.

Large projects, for example schemes with several development plots, may be split into smaller elements for the purposes of review, to ensure that each component receives adequate time for discussion.



Tottenham Court Road Station design by Hawkins\Brown. Tunnels and Linewide design led by Grimshaw © Photo by Hufton + Crow.



CHAIR'S REVIEWS

The chair and one panel member will attend a chair's review.

In the case of smaller development proposals, or schemes previously presented at a formal review, a chair's review may be arranged to provide advice on the quality of proposals.

Planning officers will be invited, but other stakeholders will not normally attend. However, the planning case officer may brief the panel on any comments made by other stakeholders.

For schemes that are the subject of a current planning application, the presentation should be based on the submitted drawings and documents, either paper copies or as a pdf or PowerPoint. At least one paper copy of the presentation should be provided, for ease of reference during the panel discussion.

In advance of the review, panel members attend a 15 minute briefing with planning officers on the policy context, and issues arising from pre-application discussions.

At the start of the chair's review, planning officers will summarise their panel briefing. The scheme will then be presented by a member of the design team, normally the lead architect, following a brief introduction by the applicant.

A typical chair's review will last 60 minutes: 10 minutes introductions and briefing by planning officers; 15 minutes presentation; 35 minutes discussion and summing up by the chair.

RETURNING SCHEMES

On occasion, Camden officers may determine that more than one review is required at pre-application stage. For example, a first review may take place at a strategic design stage, with a further review once more detailed designs are available.

Any subsequent reviews will be charged for at the applicable rate (detailed in Section 15).



Bourne Estate, Matthew Lloyd Architects for Camden Council © B Luxmoore Overall Winner – Housing Design Awards 2018
RIBA Award 2018 – London Region / New London Architecture Award 2018 / Camden Design Award 2017





22 Handyside Street, Coffey Architects © Tim Soar

11. SITE VISITS

Wherever possible, a site visit will be arranged for formal and chair's reviews (unless a site visit has already taken place before an earlier review of the scheme). All panel members participating in the review are required to attend. Unless informed otherwise, Frame Projects assumes consent for photographs taken on site or at review meetings to be used on its website and in other publications.

Panel members, representatives of the local planning authority and members of the applicant team should maintain care and awareness of potential hazards for themselves and other attendees during site visits. All those involved should take appropriate action to alert the party of potential risks so that the visit can be paused or terminated if necessary. It is the responsibility of applicant teams to notify Frame Projects in advance of a review meeting if PPE is required on site.

12. MEETING DATES

One Design Review Panel meeting is provisionally arranged for each month. These may be used for either formal, chair's or surgery reviews, as appropriate. Exceptionally, additional meetings may be required to respond to the number of schemes requiring a review and / or to meet key dates for specific schemes.

The following dates are currently set for Design Review Panel meetings during 2024:

- 12 January
- 9 February
- 15 March
- 12 April
- 10 May
- 14 June
- 12 July
- 9 August
- 13 September
- 11 October
- 15 November
- 13 December





Caudale, Mæ Architects © Tim Crocker
RIBA National Winner 2021 / RIBA London Regional Winner 2021

13. REVIEW AGENDAS

Agendas will be issued to panel members in advance of each review.

For formal and chair's reviews, a detailed agenda will be provided that includes notes on the planning context, details of the scheme(s) to be considered, applicant and consultant team.

Information provided by the planning case officer will include relevant planning history and planning policies that officers consider essential for assessing the scheme. Advice may be specifically sought on design quality assessed against these policies.

A scheme description provided by the design team will set out factual information about the project. Selected plans and images of the project will also be provided to help to give a sense of the scope and nature of the project under review.

For surgery reviews, the agenda will be briefer, providing details of the scheme(s) to be considered, applicant and consultant team.

Where a scheme returns for a second or subsequent review, the report of the previous review will be provided with the agenda.



14. PANEL REPORTS

During the Design Review Panel meeting the panel manager will take notes of the discussion - these form the basis of panel reports. Reports will be drafted, agreed with the chair, and issued within 10 working days.

At pre-application stage, reports will provide clear, independent advice on ways in which the quality of development proposals could be improved, referring where appropriate to Camden Council's planning policies in relation to expectations of high quality design.

The Design Review Panel has an advisory role in Camden's planning process, and the project team should consult planning officers following a review to agree how to respond to points raised in the report.

Once planning applications are submitted, the report may provide guidance to Camden's planning committee in determining the planning application. This may include suggesting planning conditions or refusal of planning permission if the design quality is not of an acceptably high standard.

Design Review Panel reports may be included in committee reports on planning application schemes – in which case Camden planning officers will put this in the context of other planning matters, which the panel's advice neither replaces nor overrules.

If the proposal is reviewed at an application stage the report will be a public document kept within the proposal's case file and published on Camden Council's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.

At the end of each year, the Design Review Panel manager will draft an annual report to evaluate panel process and monitor adherence to the London Design Review Charter's principles. This will be a brief document describing and reflecting on the panel's activities over the past year - ensuring that, where possible, a full range of panel members is used over the course of the year, and that the panel as a whole remains representative of the diversity of London's population.

As part of this annual review process, a meeting will be held with key Camden Council officers and the panel co-chairs to discuss the report and consider any recommendations for the following year.



Phoenix Garden Community Centre, Office Sian Architecture + Design
RIBA London Award 2021 / Camden Design Award 2017 / Camden Design Award 2022



15. DESIGN REVIEW PANEL CHARGES

The charges for Design Review Panel meetings are benchmarked against comparable panels providing design review services in London, such as design review panels in the London Boroughs of Haringey, Newham and Waltham Forest, and the London Legacy Development Corporation.

Current charges for Camden Design Review Panel meetings are:

- £5,290 + VAT formal review
- £2,990 + VAT chair's review

Applicants are referred to the Design Review Panel by Camden Council as an external service and fees are paid by the applicant to Frame Projects for delivering this service. The cost of venue hire, if required, would be in addition to the charges above.

Payment should be made in advance of the review, and the review may be cancelled if payment is not received five days before the meeting. Full details will be provided when an invitation to the Design Review Panel is confirmed.

Where a scheduled review is subsequently cancelled or postponed by the applicant, an administrative charge will be applied:

- 50% of full cost : less than two weeks before scheduled review
- £725 + VAT : between two and four weeks before scheduled review



Agar Grove, for London Borough of Camden by Hawkins\Brown © Jack Hobhouse
NLA Awards 2019 - Sustainability Prize and Overall Winner / Camden Design Awards Winner 2019 / CIBSE Awards 2020 - Project of the Year Residential / London Planning Awards 2019 - The Mayor's Award for Sustainable and Environmental Planning and Good Growth / Housing Design Awards 2015 - Project Schemes Winner



16. DESIGN REVIEW PANEL MEMBERSHIP

The Camden Design Review Panel brings together 33 professionals, covering a range of disciplines and expertise. For each review, members will be selected from among the people listed below, according to the requirements of the project(s) being reviewed.



Hari Phillips (chair)

Architect

Founding Director, Bell Phillips Architects

Hari Phillips is an architect and the founding director of Bell Phillips Architects. The practice has a track record for delivering high quality award-winning projects, and is at the forefront of delivering a new wave of council housing across London and the south east. Hari sits on a number of Design Review Panels and co-chairs the London Legacy Development Corporation's Quality Review Panel.

www.bellphillips.com



Chloë Phelps (vice chair)

Architect

CEO, Grounded Practice

Chloë Phelps has a unique blend of public and private sector expertise as an architect, developer and planner. Established in 2021 with Place Capital Group, Grounded is an architecture and urbanism practice with extensive experience working on large scale public housing, town centre renewal strategies as well as the delivery of homes on small sites. Chloë previously led the Croydon Small Sites Programme, which led to recognition as one of the Architects' Journal's '40 under 40' in 2020.

www.grounded-practice.com



Peter Bishop (Euston chair)

Urban designer

Professor of Urban Design, UCL

Peter Bishop held senior planning roles in London boroughs for 25 years, working on major projects such as the King's Cross railway land developments. He was the first Director of Design for London, and Deputy Chief Executive at the London Development Agency. In 2011 he was commissioned by the government to review national architecture and design policy, published as the 'Bishop Review'.

www.ucl.ac.uk/bartlett/architecture/prof-peter-bishop





Maayan Matz Ashkenazi

Urban designer
Independent advisor

Dr Maayan Matz Ashkenazi is an anthropologist-urban designer, who applies a relations-centred approach to architectural and urban design projects. Having established the role of anthropologist-urban designer at Foster+Partners, she set up an independent consultancy with a largely public sector client list, including, the GLA, Design Council, Network Rail, NHS, and several local authorities. A specialist in health and wellbeing, Maayan has taught on masters courses at the RCA, Ravensbourne College and LSHTM. She sits on a number of design review panels and was appointed to the Government's High Streets Task Force.



Nimi Attanayake

Architect and landscape designer
Founding Director, nimtim

Nimi Attanayake is director and co-founder of nimtim architects, starting the practice in 2014. A qualified garden and landscape designer, she leads nimtim landscapes and organises school engagement work across London. Nimi is a judge for the Architects' Journal and Surface Design Awards, a steering member for the RIBA Guerrilla Tactics conference programme, and an external examiner at Manchester University. She is also a member of the Barking and Dagenham Quality Review Panel and was recognised as one of the Architects' Journal's '40 under 40' in 2020.

www.nimtim.co.uk



Kiru Balson

Sustainability expert
Principal Sustainability Consultant, Max Fordham

Kiru Balson is a Chartered Architectural Technologist, with 17 years' experience leading and delivering sustainability consultancy. She has collaborated with public and private sector clients across the industry, developing and implementing sustainability design briefs and targets. Kiru leads the practice's embodied carbon and circular economy service, embedding material resource efficiency at the heart of project delivery.

www.maxfordham.com





Abigail Batchelor

Architect and urban designer
Associate, Karacusevic Carson Architects

Abigail Batchelor has extensive international experience delivering mixed-use neighbourhoods and complex regeneration projects. Her academic research focuses on housing and large-scale urban change. She has taught at the Architectural Association, Royal College of Art and London Metropolitan University.
www.karakusevic-carson.com



Harbinder Singh Birdi

Architect and transport expert
Creative Director, Birdi & Partners

Harbinder Birdi is the founder and Creative Director of Birdi & Partners, a consultancy advising on the design of infrastructure, public realm and residential led developments. He is a chartered architect and Fellow of the RIBA and ICE. He was the principal architect for three of the Elizabeth Line stations and the central section of Thames Tideway. Harbinder advises several local authorities and HS2. As well as being a Trustee of the Lyric Theatre, Hammersmith, he is a Professor at the University of Cambridge.
www.birdipartners.com



Harriet Bourne

Landscape architect
Director, BBUK Landscape Architecture

Harriet Bourne set up BBUK in 2002 in Camden where she was born and bred. Since its inception the practice has won numerous awards for projects across all sectors. The practice have expertise in housing, mixed use, health and education. Harriet sits on several design review panels.
www.bbukstudio.com





Angela Crowther

Sustainability expert
Director, Arup

Angela Crowther is a design leader and director at Arup. She has significant experience leading multidisciplinary teams to collaboratively define wider opportunities for projects and places, creating shared visions that become embedded in decision making. With a belief for urgent transition to a regenerative environment, Angela's approach to design is focussed on delivering positive outcomes for people and the planet, underpinned by creativity, curiosity and rigour. This translates into sustainable design innovation, as she works across disciplines to articulate, integrate and balance complex needs.
www.arup.com



Jane Dann

Urban designer and heritage expert
Consultant, Tibbalds Planning and Urban Design

An urban designer, town planner and architect, Jane Dann was a Founder Director at Tibbalds. Her specialist expertise is in providing design guidance on developments in historic contexts. She has extensive experience of design review and is a member of Historic England's Historic Places Panel. Jane has also led urban design training programmes for local authorities.
www.tibbalds.co.uk



Neil Davidson

Landscape architect
Partner, J&L Gibbons

Neil Davidson is a Partner at J & L Gibbons, having joined in 1999. He is a Director of the social enterprise Landscape Learn and a research partner of Urban Mind. Neil trained in Landscape Architecture at Edinburgh College of Art. His expertise includes sub-regional strategies, public realm frameworks, museums, heritage and cultural landscapes and public parks. Neil has worked and lectured in Europe and the US and maintains strong links with education. Neil also sits on the Harlow and Gilston, Epping Forest District and LLDC Quality Review Panels.
www.jlg-london.com





Alpa Depani

Urban designer

Head of Strategic Planning and Design,
London Borough of Waltham Forest

Alpa Depani leads the Strategic Planning and Design team at Waltham Forest, where she champions a 'policy for place' approach, promoting an inclusive design-led culture with a focus on high quality. Before moving into the public sector, Alpa previously worked in an architectural practice, and was awarded a travel fellowship by the Churchill Trust and British Council to undertake international research on community-led public space. She currently teaches at the London School of Architecture, and is a Trustee for The London Society.



Mary Duggan

Architect

Director, Mary Duggan Architects

Mary Duggan Architects was established in 2017. Mary was a founding director of Duggan Morris Architects from 2004. During this time the practice attained numerous industry awards. She has served on a number of panels including the London Borough of Lewisham Design Review Panel, and has been a judge for a number of awards. She was nominated for Woman Architect of the Year in 2013.
www.marydugganarchitects.com



Amber Fahey

Sustainability expert

Sustainability Associate, Be First

Amber Fahey leads on Sustainability at Be First, working to deliver on London Borough of Barking and Dagenham's ambitious vision and strategy for becoming 'Green Capital of the Capital' and embedding sustainability goals across Be First's Place & Design and Delivery teams. She enjoys working collaboratively to shape sustainability policy and guidance, including through development of Supplementary Planning Guidance and LETI.





Eleanor Fawcett
Urban designer
Head of Design, OPDC

Eleanor Fawcett currently leads the design and urban strategy work of the Old Oak and Park Royal Development Corporation (OPDC). She previously worked on the regeneration of the Lea Valley and delivering the Olympic Legacy on behalf of the Mayor of London for over a decade, including delivering the ground breaking £25m 'Olympic Fringe' project initiative.



Scott Grady
Architect
Director, Haptic Architects

Haptic Architects are the winners of the WAN Rising Star Award 2018. Haptic's name refers to the sense of touch, and is a guiding force for the studio's work. Their experience includes masterplans, housing, infrastructure and public buildings, such as the The London Cancer Hub and plot W3 at King's Cross. The practice is also part of the multi-disciplinary team designing the HS2 station at Euston.
www.hapticarchitects.com



Kirsten Henson
Sustainability expert
Director, KLH Sustainability

Kirsten Henson is the founding director of KLH Sustainability, a multidisciplinary consultancy specialising in sustainable development. She has extensive experience in development, integration and delivery of challenging sustainability objectives on complex projects. She also lectures at Cambridge University and recently curated the Cambridge Institute for Sustainability Leadership (CISL) Sustainable Real Estate short course.
www.klhsustainability.com





Tom Holbrook
Architect
Director, 5th Studio

Professor Tom Holbrook co-founded 5th Studio as a spatial design agency, working across the fields of architecture, urban design, infrastructure and landscape. His work has been published internationally and has been recognised by a wide range of awards. He is Professor of Architecture and Industry Fellow at RMIT University. He is currently directing work on a number of Olympic Fringe projects in East London and the design of spaces for education and innovation in Cambridge.
www.5thstudio.co.uk



Shaun Ihejeto
Architect
Founding Director, West Port Architects

Shaun Ihejeto founded West Port in 2016, a growing practice whose dual focus is the design of contextual, considerate architecture and opening the profession to all. Shaun has a breadth of range in the architectural industry from small-scale housing schemes to major infrastructure projects. His architectural knowledge covers all aspects of history, concept, design and delivery. West Port Architects was recognised as one of the Architects' Journal's "40 under 40" in 2020.
www.westportarchitects.co.uk



Barbara Kaucky
Architect
Director, Erect Architecture

Barbara Kaucky co-founded Erect Architecture as a multi-disciplinary practice that works across architecture, landscape design and participatory projects. The practice works predominantly with public and third sector clients, with a strong focus on health, wellbeing, intergenerational design and the child-friendly city. Erect Architecture's work has been recognised with a number of awards including RIBA, LI, NLA and RICS. Barbara currently chairs the RIBA Small Practice Group and teaches a think tank on 'Life and Death in a Shared City' at London School of Architecture.
www.erectarchitecture.co.uk





Richard Lavington
Architect
Director, Maccreanor Lavington

Richard Lavington is the director responsible for Maccreanor Lavington's UK studio. He is involved in several estate regeneration projects, mixed-use schemes, residential led developments and social infrastructure projects including higher education, schools and extra care provision. The practice has received numerous design awards including the 2008 Stirling Prize.
www.maccreanorlavington.com



Anna Liu
Architect
Director, Tonkin Liu

Anna Liu is a qualified RIBA architect, working in architecture, sculpture and landscape design. She has worked in Taiwan, where she was born, in the US, where she grew up, and in the UK, where she founded Tonkin Liu with Mike Tonkin in 2002. Her work encompasses teaching, research, and projects, driven by the ethos of holistic integration and embedding nature as elements, as symbols, and as guiding biomimetic principles. The practice has received a number of accolades including winning 23 RIBA awards for their built work and being selected as an RIBA Role Model Practice.
www.tonkinliu.co.uk



John McRae
Architect
Director, Orms

John McRae is a director and trustee of Orms, an architectural practice with over 40 years' experience across a range of sectors including housing, offices, schools, and hotels. Recently completed projects in Camden include No1 New Oxford Street in Holborn, the RIBA national award-winning The Standard Hotel in Kings Cross and the Outernet at St Giles Circus which opens in 2022. John is a member of London 3.0 and vice chair of the North London Architects Group.
www.orms.co.uk





Fred Pilbrow

Architect

Senior Founder Partner, Pilbrow & Partners

Fred Pilbrow is a Founder Partner of Pilbrow & Partners, a 60-strong multi-disciplinary architecture and urban design studio. Fred has a particular interest in sustainability and wellbeing. His EDGE London Bridge office will be the UK's first tall building to achieve BREEAM Outstanding and WELL Platinum certifications.
www.pilbrowandpartners.com



Daniel Rea

Landscape architect

Director, Periscope

Daniel Rea is a landscape architect, urbanist and founding director of Periscope. He has over 15 years' experience in leading complex landscape, urban design and masterplanning projects. Daniel leads the strategic direction of all projects at Periscope, and has been a guest critic at The Bartlett School of Architecture and Harvard Graduate School of Design. He currently sits on a number of Design Review Panels in London and is a Chartered Member of the Landscape Institute in the UK.

www.periscopestudio.co.uk



Julian Robinson

Urban designer

Director of Estates, London School of Economics & Political Science

Julian Robinson is a chartered town planner with over 37 years' experience in the built environment sector, particularly as a client-side project manager. In his role at LSE, he has been responsible for commissioning world-class buildings and has led the transformation of two university estates in London. Julian has considerable experience working with listed buildings, including the conversion of the former Land Registry on Lincoln's Inn Fields. He is an Honorary Fellow of the Royal Institute of British Architects and often sits on competition and award jury panels.





Nicola Rutt
Architect
Director, Studio MULTI

Nicola Rutt is a director of Studio Multi, a London based architecture practice working on new residential projects and the adaptive re-use of buildings for a range of uses. She has over 20 years' experience delivering projects across the residential, education, arts, community, and workplace sectors, and was previously a partner at Hawkins\ Brown, where she led the award-winning Here East innovation and technology campus in Queen Elizabeth Olympic Park. Nicola also sits on the LB Camden Design Review Panel.
www.studiomulti.com



Deborah Saunt
Architect
Founding Director, DSDHA

Deborah Saunt co-founded the architecture, urban design and spatial research studio DSDHA, which has received 19 RIBA Awards and was shortlisted for the RIBA Stirling Prize. Blurring the boundaries between infrastructure, landscape, architecture and art, the studio's work is the result of extensive dialogue with communities and collaborators, to deliver projects that have the broadest impact. Deborah leads high profile urban masterplan and public realm strategies – focusing on people's needs in a rapidly evolving environmental, technological and social context – and has lectured extensively on delivering high density housing schemes.
www.dsdha.co.uk



Marie-Louise Schembri
Sustainability expert
Sustainability Director, Hilson Moran

A qualified architect and engineer, Marie-Louise Schembri is an environmental designer and consultant who has worked in the sector for over 20 years. She leads the zero carbon, circularity, sustainability and DEI agendas at Hilson Moran, and has experience that ranges from strategic masterplans to detailed design and refurbishment of buildings. Marie-Louise has contributed to various industry publications, including COL's PAN WLC Optioneering (author), The Architects' Journal, CIBSE Journal and Building Magazine. She has also formed part of Environmental and Net Zero Carbon expert and judging panels for the NLA, including the New London Awards and Don't Move, Improve!
www.hilsonmoran.com





Gurmeet Sian

Architect and community engagement expert
Founder, Office Sian Architecture + Design

Gurmeet Sian is an architect and founder of Office Sian Architecture + Design. He has over 10 years' experience of working as an architect, designing homes and community buildings. Gurmeet is passionate about collaborating with communities to understand how places can be improved through the built environment and design, and to benefit the well-being of people from all backgrounds of society.
www.officesian.com



Kaye Stout

Architect
Partner, Pollard Thomas Edwards

As a partner at Pollard Thomas Edwards, Kaye Stout leads one of the design workshops. Her approach is closely integrated with the practice's ethos, combining commercial acumen, design quality and social commitment. She has led on projects ranging from large-scale masterplans to commercial or residential led developments, and has delivered a series of successful and award-winning projects. Kaye co-chairs the Brent Quality Review Panel and was jury chair for the RIBA Neave Brown award 2022.
www.pollardthomasedwards.co.uk



Ty Tikari

Architect
Founding Director, Tikari Works

Ty Tikari has over 20 years' experience working in London. In 2015, he co-founded Tikari Works, a practice that integrates architecture, construction, and property development to deliver high-quality buildings to an exemplar environmental standard. The practice's first built project, Pocket House, was shortlisted for the 2019 RIBA House of the Year Award, and The Rye Apartments was awarded the 2020 Wood Award Gold Medal and the AJ Best Housing under £10m Award. Ty has previously taught at the University of East London.
www.tikari.co.uk



17. REFERENCES

Relevant Camden Council publications / documents

The draft new Camden Local Plan (2024)

www.camden.gov.uk/draft-new-local-plan

This link provides access to a number of planning documents that together form the draft development plan for Camden – the starting point for planning decisions in the borough.

Further planning documents including Conservation Area Statements, Neighbourhood Plans and the Local List can be accessed via the planning and building development web page:

www.camden.gov.uk/planning-building-development

Relevant Greater London Authority documents

Good Growth by Design

www.london.gov.uk/sites/default/files/good_growth_web.pdf

Principles of design review

Design Review: Principles and Practice, Design Council

https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/Design%2520Review_Principles%2520and%2520Practice_May2019.pdf



King's Cross Central, by Argent, Townshend Landscape Architects and Dan Pearson Studio
© John Sturrock / Civic Trust Award 2019 / New London Architecture Award 2019

APPENDIX A

Procedure regarding confidentiality

The Camden Design Review Panel provides a constructive and reliable forum for applicants and their design teams to seek guidance at an early stage, when the panel's advice can have the most impact. It is therefore essential that appropriate levels of confidentiality are maintained. The following procedure shall apply.

1. Panel meetings are only to be attended by panel members, Camden officers, and officers from stakeholder organisations involved in the project, for example statutory consultees, as well as the applicant and their design team. If any additional individual is to attend, it should be approved by the Design Review Panel manager.
2. At all times panel members shall keep strictly confidential all information acquired during the course of their role on the panel and shall not use that information for their own benefit, nor disclose it to any third party (with the exception of reports that are in the public domain – see points 5 and 6).
3. The panel's advice is provided in the form of a report written by the Design Review Panel manager, containing key points arrived at in discussion by the panel. If any applicant, architect or agent approaches a panel member for advice on a scheme subject to review (before, during or after), then they should decline to comment and refer the inquiry to the panel manager.
4. Following the meeting, the Design Review Panel manager will write a draft report, circulate it to the chair for comments and then make any amendments. The agreed report will then be distributed to all relevant stakeholders.
5. If the proposal is at a pre-application stage, then the report is not made public and is only shared with Camden Council, the applicant and design team, and any other stakeholder bodies the Council has consulted on the project. Once a planning application is submitted, all reports relating to the scheme will be made public, in line with Camden's policy on transparency of pre-application advice.
6. If the proposal is reviewed at an application stage, the report will be a public document kept within the proposal's case file and published on Camden Council's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.
7. If a panel member wishes to share any Design Review Panel report with a third party, they must seek approval from the Design Review Panel manager, who will confirm whether or not the report is public.



APPENDIX B

Procedure regarding conflicts of interest

To ensure the integrity and impartiality of advice given by the Design Review Panel, potential conflicts of interest will be checked before each review meeting. The following process will apply.

1. All panel members will be required to declare any conflicts of interests.
2. Panel members are notified of the schemes coming before the panel at least three days before the review. It is expected that at this time panel members should declare any possible interest in a project to the Design Review Panel manager.
3. The Design Review Panel manager, in collaboration with the panel chair and Camden Council staff, will determine if the conflict of interest requires the panel member to step down from the meeting, or if a declaration of interest would be sufficient.
4. In general, a panel member should not attend a review meeting if they have:
 - a financial, commercial or professional interest in a project that will be reviewed, its client and / or its site;
 - a financial, commercial or professional interest in a project, its client and / or a site that is adjacent to the project that will be reviewed or upon which the project being reviewed will have a material impact;
 - a personal relationship with an individual or group involved in the project, or a related project, where that relationship prevents the panel member from being objective.
5. Specific examples include: current work with the client for the project being reviewed; current design work on a neighbouring site; previous involvement in a procurement process to appoint a design team for the project.
6. Personal interests that should be declared, but which would not normally prevent a panel member participating in a review, might include current work with a member of the consultant team for a project that will be reviewed. In this situation, the interest will be noted at the beginning of the review, discussed with the presenting design teams and formally recorded in the review report.
7. If, subsequent to a review of a scheme in which a panel member has participated, they are approached by any applicant, architect or agent to ascertain a potential interest in contributing to the project team for that scheme, they must decline. Professional work in a scheme previously reviewed by a panel member is not permitted, either directly by the panel member or by any organisation that employs them, or that they own.
8. Panel members are not restricted from professionally working on projects within the area. However, if such a scheme comes up for review, that panel member should not be involved and must declare a conflict of interest.
9. Councillors and council employees are not eligible to be members of their own authority's panel.

The table on the following page provides a guide to assessing whether or not a Design Review Panel member has a conflict of interest.



Current commercial situation

If the panel member is currently working...

for the client on a different project	●
through a direct appointment to a member of the presenting team	●
with a member of the presenting team, but not appointed by them	●
on the site in a competing bid, or has a business connection to the site	●
on a neighbouring site where the two projects have a bearing on each other	●
in the near vicinity if the projects have a bearing on each other	●
for the local authority on another project	●

Past commercial situation

If the panel member has had previous involvement...

with the project (same client and brief)	●
with the site (different client and brief)	●
on a neighbouring site where the two projects have a bearing on each other	●
with the client	●
with a consultant on the project	●

Future commercial situation

If the panel member is...

involved in a procurement process for the client or the site	●
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Familial situation

If the panel member...

has a familial relationship with the client, consultants or site owners	●
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Informal situation

If the panel member...

is a friend of a member of the applicant team	●
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Formal situation

If the panel member...

presents their own scheme to other panel members	●
previously worked for a company that is part of the presenting team, more than one year ago	●
holds an elected position, or is a member of a society, that is impacted by the project – whether paid or unpaid.	●
has a home or business directly affected by a project	●

Key

Conflict of interest - meaning the panel member must be stood down from the review.	●
Declaration of interest - there is the potential for others to incorrectly perceive that a conflict exists. A declaration should be made at the start of the review meeting, and included in the meeting report.	●
No conflict of interest - either real or perceived, and the panel member is free to take part in the review.	●

