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Cover image: Camden Council’s Offices, Five Pancras Square, Bennetts Associates © John Sturrock
1 INTRODUCTION

1.1 Camden’s planning policies set out the need for and expectation of excellence in architecture and design within the Borough. The emerging Local Plan draws together various policies in the existing Local Plan (2017) under a new area of policy: Design and Heritage. Taken together, these policies ‘D1 (Design) and D2 (Heritage)’ establish a clear set of criteria that the significant amount of development anticipated over the coming years must demonstrate in order to secure a high quality environment in the future. In particular, the statement from 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.

1.2 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 large proportion of the Borough is designated for its historic importance via 39 conservation Areas, each with their own statements, appraisals and management strategies. Conservation Area Advisory Committees (CAAC) maintain these for and with the Council as well as advising and commenting on applications within 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. In addition there are 13 identified archaeological areas. In this context it is important that new developments respond positively to the historic environment in Camden to contribute to its sense of place.

1.3 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 (NPPF), Camden aims to strengthen and expand the capacity for independent expert design review as part of this design process, via the Design Review Panel.

1.4 The purpose of Camden’s Design Review Panel is not to duplicate or replace existing mechanisms for securing high quality design, but 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 Design Review Panel will support Camden’s planning officers and committee in securing high quality development.
The Council’s overall spatial strategy is illustrated on the map above. This shows the broad locations of Camden’s growth areas, town centres, main Community Investment Programme (CIP) areas (where we expect a concentration of development to be located), together with major transport schemes and main open spaces (Camden’s adopted Local Plan, 2017, page 22).

2 PANEL COMPOSITION AND REMIT

2.1 The panel is made up of 26 leading professionals and includes people working at the highest level in the fields of architecture, landscape architecture, heritage design, urban design, town planning, environmental sustainability, engineering, and development delivery. The panel has been chosen to provide a broad range of expertise, and many panel members have expertise in more than one area, including working within heritage contexts. The composition of each Design Review Panel will be chosen as far as possible to suit the scheme being reviewed. For example panels for schemes involving heritage buildings or contexts will include panel members with significant heritage expertise.

2.2 The panel evaluates development proposals across Camden. Generally schemes are referred to the panel by planning officers at an early stage to identify and consider 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 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 an acceptably high standard.

2.3 In keeping with normal pre-application process, design review advice given before an application is submitted remains confidential to the applicant. This is to ensure that applicants are encouraged to share their proposals openly and honestly with the panel so they can receive the most useful advice. Once an application has been submitted Design Review Panel reports, including those produced at a pre-application stage will be published on the Council’s website. This is in line with Camden Council’s approach to publishing officers’ advice on planning applications, and is intended to ensure transparency.
2.4 The panel considers significant development proposals in Camden. The significance of development proposals is not necessarily related to scale. Guidance on the type of schemes that may be deemed significant is given below.

2.5 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

2.6 Significance related to site, for example:
- Proposals affecting sensitive views
- Developments with a major impact on their context
- Schemes involving significant public investment

2.7 Projects may also be referred to the panel by the planning authority at their discretion, for example where they require advice on:
- Building typologies, e.g. single aspect dwellings
- Sustainability and design for climate change adaptation and mitigation
- Accessibility and inclusive design
- 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

2.8 For schemes that meet the criteria above, developers are encouraged to engage with the Design Review Panel at an early stage and, once an application is submitted, may be required to have a review at the request of the planning authority.

2.9 A diagram of the process within the context of the overall planning process is shown opposite.
3 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.

**Impartial** - The advice is informed by independent experts, people who are unconnected with the scheme’s promoters and decision makers, and it ensures that any potential conflicts of interest are managed in an open and transparent way.

**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, at either a local or national level, warrants the investment needed to provide the service.

**Timely** - The advice is conveyed 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** - The 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 use.

*Design Review Principles and Practice, Design Council CABE / Landscape Institute / RTPI / RIBA (2013)*
4 ROLE OF THE DESIGN REVIEW PANEL

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

4.2 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 Camden officers following a Design Review to agree how to respond to the panel’s advice.

4.3 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 Frame Projects (if the report requires clarification).

5 INDEPENDENCE, CONFIDENCE AND PROBITY

5.1 Camden’s Design Review Panel is a service provided by Frame Projects and is funded independently of the Council. Applicants are referred to the panel by the Council as an external service and fees are paid by the applicant to Frame Projects for delivering this service. Appointment processes for panel members, administration of meetings and the issuing of reports are all managed by Frame Projects. Selection of panel members, dates of meetings, attendees and the venue for meetings, including on Council premises are agreed in partnership with Camden Council.

5.2 The panel members and chair shall abide by the same code of conduct required of Camden’s own employees and a copy of these will be provided to panel members.

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

6.1 The panel includes 2 co-chairs and 23 additional panel members. The people appointed to the panel cover the areas of expertise listed below, including:

- 11 architects
- 3 urban designers / town planners
- 3 landscape architects
- 3 heritage / townscape designers
- 2 civil / structural engineers
- 1 expert in development delivery
- 2 experts in sustainability

6.2 The composition of the panel will be reviewed regularly, but at least once a year to ensure that the panel contains all the required expertise and experience needed to properly discharge its functions.
7.1 Three types of review are envisaged:

- a formal review for larger schemes
- a chair’s review for smaller schemes or planning applications
- surgery reviews for very small schemes or discharge of planning conditions.

7.2 Typically 4 panel members plus chair will be scheduled to attend formal reviews, 1 panel members plus the chair for chair’s reviews and surgeries. Additional panel members may be invited to attend if particular expertise is required in relation to a scheme on the agenda for the review meeting.

7.3 From time to time, it may also be of benefit for specialist advice to be provided outside the Design Review Panel membership, for example an expert on biodiversity. In such cases a professional with the required expertise may be invited to attend a review meeting, participating in the discussion with the status of an advisor to the panel. In some cases other stakeholders, such as representatives of the Conservation Area Advisory Committees or Neighbourhood Forums may be invited, at the discretion of the applicant, to provide contextual briefing information.
8 MEETING DATES

8.1 The following dates are currently arranged for design reviews during 2018. Dates are subject to change.

Meeting dates in 2018

- 19 January
- 2 February
- 2 March
- 13 April
- 11 May
- 8 June
- 6 July
- 3 August
- 14 September
- 12 October
- 9 November
- 7 December

9 FREEDOM OF INFORMATION

9.1 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.
10 CONFLICTS OF INTEREST

10.1 The Camden Design Review Panel is intended to provide a constructive pre-application forum for developers and their design teams seeking design guidance, ideally at an early stage of development proposals. In order to ensure the panel’s independence and professionalism, it is essential that panel members avoid any actual or perceived conflicts of interest that may arise in relation to schemes that come before them during the reviews. Minimising the potential for conflicts of interests will be important to the impartiality of the panel.

10.2 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.

10.3 Meeting agendas sent out in advance of reviews will include sufficient project information to allow any potential conflicts of interest to be declared.

10.4 In cases where there is a conflict, a panel member may be asked to step down from a review. In other cases, a declaration of interest may be sufficient. If in doubt, panel members are asked to contact the panel manager to discuss this.

11 SITE VISITS

11.1 Wherever possible, a site visit will be arranged for formal and chair’s design reviews (unless it is a repeat review) and all panel members required to attend.
12 TYPES OF REVIEW

12.1 Three different formats of review are offered: formal reviews, chair’s reviews and surgery reviews. For full details of agendas, reports and Design Review Panel charges for each of these types of review please see sections 13, 14 and 15.

Formal Reviews

12.2 A formal review will be offered to all schemes above the size of ‘medium development’ as described in Camden’s planning guidance. In some cases, minor schemes may warrant a formal review, for example where they may have a significant impact on an historic context.

12.3 Formal reviews will take place for schemes from RIBA Stage 2 (concept design) onwards, providing advice to the client, and whether at pre-application or application stage, to the planning authority. Typically 4 panel members plus the chair will attend.

12.4 Planning officers, and appropriate stakeholders / organisations, e.g. Historic England, Transport for London, etc. may be invited to attend, and asked to give their views after the scheme has been presented.

12.5 Formal reviews will usually take place at a stage when a client and design team have decided their preferred option for development of a site, have sufficient drawings, models, etc. for a comprehensive discussion. There will often be a second pre-application review, to provide advice on more detailed design matters, prior to planning submission. The scheme will be presented by a member of the design team, normally the lead architect, following a brief introduction by the client. Presentations may be made with drawings and / or pdf or PowerPoint and models as appropriate. At least one paper copy of the presentation should be provided, for ease of reference during the panel discussion.

12.6 A typical formal review will last for 90 minutes: 10 minutes introductions and briefing by planning officers; 35 minutes presentation; 45 minutes discussion and summing up by the chair.

Chair’s Reviews

12.8 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.

12.9 Chair’s reviews may take place for schemes from RIBA Stage 2 (concept design) onwards. These meetings will be attended by a chair of the Design Review Panel, plus 1 panel member.

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

12.11 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.

12.12 A typical chair’s review will last for 60 minutes: 10 minutes introductions and briefing by planning officers; 20 minutes presentation; 30 minutes discussion and summing up by the chair.

Surgery Reviews

12.13 Very small schemes, or schemes where planning officers request the panel’s advice on discharge of planning conditions may be more suited to a surgery review. A flexible approach to presentation methods will allow for pin up of drawings / discussions around a table / PowerPoint presentations as appropriate.

12.14 A typical surgery review will run for 40 minutes: 10 minutes introductions and briefing by planning officers; 15 minutes presentation; 15 minutes discussion and summing up by the chair.

12.15 A surgery review will be summarised in a brief document no more than 2 sides of A4, rather than a full report.

12.7 Large projects may be split into smaller elements for the purposes of review, to ensure each element receives a fair share of discussion time, e.g. schemes with several development plots.
13 REVIEW AGENDAS

13.1 Review agendas will be issued to panel members in advance of each review.

13.2 For chair’s reviews and surgery reviews, this will be a brief document providing details of the schemes considered, client organisation and consultant team.

13.3 A full agenda will be issued in advance of formal reviews, providing notes on planning context, details of the schemes considered, client organisation and consultant team. A scheme description provided by the designers will set out factual information about the project. Key drawings will also be provided to help give panel members a sense of the scope and nature of the project in advance of the review.
14 PANEL REPORTS

14.1 During the Design Review Panel meeting the panel manager will take notes of the discussion, as the basis of panel reports.

14.2 Reports will be written up, checked by the chair, and issued within 10 working days.

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

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

14.4 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 and also suggesting the refusal of planning permission if the design quality is not of an acceptably high standard.

14.5 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.

14.6 Panel reports are only made public at the planning application stage – when all reports relating to the development proposal, including those provided at a pre-application stage, will be published on the Council’s web site. This is in line with Camden Council’s approach to publishing officers’ advice on planning applications, and is intended to ensure transparency.

14.7 At the end of each year the panel will publish an annual report – this will be a brief document describing and reflecting on the activities of the panel over the past year. As part of this annual review process, a meeting will be held with key stakeholders to discuss the report and consider any recommendations for the following year.

The Cornerhouse by DSDHA
15 DESIGN REVIEW PANEL CHARGES

15.1 The charges for Design Review Panel meetings are benchmarked against comparable panels providing design review services in London such as the London Legacy Development Corporation Quality Review Panel and the Newham Design Review Panel.

15.2 Charges are reviewed every two years, and are as follows from 1 June 2016 to 1 June 2018:

- £4,500 + VAT  Formal review
- £2,000 + VAT  Chair’s review / planning application review
- £1,200 + VAT  Surgery review

15.3 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. See section 5 for further details.
16 PANEL MEMBERSHIP

16.1 Camden’s Design Review Panel comprises a selection of 26 professionals, covering a range of disciplines and expertise. Each review panel will be selected from this list, according to the requirements of the project being reviewed. Two of the panel are identified as co-chairs in order to maintain consistency of chairing, whilst ensuring cover for all the panels during the year.

CO-CHAIRS

Catherine Burd
Director, Burd Haward Architects

Burd Haward Architects was established in 1998 and won the Manser Medal with their first built project in 2002. The practice has experience in a range of project types, including education, public, cultural and residential. Catherine also has particular expertise in heritage work, and is currently working towards RIBA accreditation as a Specialist Conservation Architect. www.burdhaward.com

Peter Studdert
Director, Peter Studdert Planning

Peter is a town planner and architect and was formerly Director of Planning for Cambridge City Council, which developed a track record for exemplary planning and place-making. He has extensive experience of design review, in particular as chair of several design review panels, including Haringey and the LLDC.
www.peterstuddertplanning.co.uk

Annalie Riches
Director, Mikhail Riches

Annalie is director of Mikhail Riches Architects, a small practice with expertise in high-quality residential projects. They have won several Housing Design Awards and made the Stirling Prize mid-list for their Clay Field project in Suffolk and for Church Walk in London, which also won Building of the Year in 2013. www.mikhailriches.com

David Kohn
Director, David Kohn Architects Ltd.

David Kohn Architects is a multi-award winning practice with experience in public buildings, public realm and housing. David Kohn was awarded Young Architect of the Year Award in 2009. For ‘A Room for London’ he installed a boat-like structure on the roof of the Queen Elizabeth Hall. He teaches and is widely published. www.davidkohn.co.uk

Ian Chalk
Director, Ian Chalk Architects

Ian Chalk Architects was established in 2014, with current projects including the renovation and conversion of 7 buildings on Tin Pan Alley and a theatre in Covent Garden. The practice has extensive experience of working in historic contexts. Ian also teaches at the Royal College of Art.
www.ianchalkarchitects.com
Juliette Scalbert  
Director of Adam Khan Architects  
Juliette is a director of Adam Khan Architects, an award-winning practice with a strong reputation for design that addresses social inclusion, sustainability and the vitality of public space. She has broad ranging experience including complex mixed-use regeneration, conservation, housing and education projects. www.adamkhan.co.uk

Luke Tozer  
Director, Pitman Tozer Architects  
Luke’s practice is one of six chosen from more than 300 entries to join the Peabody Trust Small Projects Panel. Their Mint Street Project for Peabody has won numerous awards including the Housing category at the New London Architecture Awards in 2014. www.pitmantozer.com

Michál Cohen  
Director, Walters & Cohen Architects  
Michál has worked on many award-winning, innovative education, residential and cultural projects. She is a member of several design review panels, as well as being a university lecturer and examiner. Michál has lived and worked in Camden for more than twenty years and takes a keen interest in her local environment. www.waltersandcohen.com

Sarah Featherstone  
Director, Featherstone Young  
Featherstone Young are an innovative practice who have won numerous awards, including Civic Trust and RIBA awards. Sarah has extensive design review experience and has taught for 10 years. The practice has expertise in education, public, cultural and heritage buildings and contexts, with an emphasis on sustainability. www.featherstoneyoung.com

Stuart Piercy  
Director, Piercy and Co.  
Director of a multi-award winning practice, Stuart also has 15 years’ experience teaching at UCL and Westminster University. A Camden Design Award winner, Piercy and Co. have produced commercial office buildings of the highest quality and are currently working on the redevelopment of Camden Lock Market. www.piercyandco.com
ARCHITECTS

Richard Lavington
Director, Maccreanor Lavington Architects

Richard is the director responsible for Maccreanor Lavington’s UK studio. He is involved in several complicated and sensitive estate regenerations, the delivery of multiple 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 for Accordia, a housing project in Cambridge.

www.maccreanorlavington.com

Simon Goode
Director, Lyndon Goode Architects

Named by the Architecture Foundation as one of the top 100 practices to emerge in the past decade, Lyndon Goode Architects has delivered a wide range of high-quality projects, including the redesign of the Royal Court Theatre and residential projects. Simon has also lectured and taught widely.

www.lyndongoode.com

LANDSCAPE ARCHITECTS

Adrian Wikeley
Director and Head of Design, Land Use Consultants

Adrian has been director of Land Use Consultants since 1986, leading a number of award-winning projects, including a Camden Design Award for St Pancras Gardens, Civic Trust and Landscape Institute awards. Many of his projects involve working in sensitive, historic settings.

www.landuse.co.uk

Sophie Thompson
Director, LDA Design

Sophie’s expertise is in public realm and parks design. She has been profiled in Landscape Review as one of the UK’s foremost design leaders, Sophie has led some of the most high-profile public realm projects in London. She is an external examiner for the Landscape Institute.

www.lda-design.co.uk

Barbara Kaucky
Director, Erect Architecture

Erect Architecture was established by Barbara Kaucky and Susanne Tutsch, a multi-award winning practice, with an innovative approach to user-centred design. Projects include numerous adventure playgrounds across London, including in the Queen Elizabeth Park, and public and community facilities.

www.erectarchitecture.co.uk
URBAN DESIGNERS / TOWN PLANNERS

Eleanor Fawcett
Head of Design, Old Oak and Park Royal Development Corporation

Eleanor currently leads the design and urban strategy work of the Old Oak and Park Royal Development Corporation. 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.

Sara Grohmann
Partner, Feilden Clegg Bradley Studios

Sara is FCB Studios Group Leader for the Urban Design and Masterplanning, and has substantial experience of mixed use and residential development. She is a long-standing member of FCB Studios Research and Innovation Group and has been a tutor at the University of Bath, School of Architecture. www.fcbstudios.com

EXPERTS IN DEVELOPMENT DELIVERY

Kay Hughes
Director, Khaa

Kay is an architect with extensive experience acting as client for the delivery of major, high-profile projects. As Head of Design at the Olympic Delivery Authority, she was responsible for delivery of Olympic facilities for London 2012. In 2012 she established her own consultancy practice Khaa. www.khaa.co.uk
HERITAGE / TOWNSCAPE DESIGNERS

Paddy Pugh
Consultant
Paddy runs his own consultancy, offering conservation advice to the architectural and development sectors. Previous positions include Director at John McAslan + Partners, and as English Heritage’s Director of Planning and Conservation for London. He also worked on some of the most significant developments in London, including the transformation of King’s Cross / St Pancras. From early 2018, Paddy will run his own consultancy offering conservation advice. www.mcaslan.co.uk

Jane Dann
Director, Tibbalds Planning and Urban Design
An urban designer, town planner and architect, Jane is director at Tibbalds Planning and Urban Design. Her specialist expertise is in providing design guidance on developments in heritage contexts. She has extensive experience of design review, is a member of Historic England’s London Advisory Committee and has led urban design training programmes for local authorities. www.tibbalds.co.uk

EXPERTS IN SUSTAINABILITY

David Lindsey
Senior Partner, Max Fordham
David Lindsey is a senior partner with environmental engineering practice, Max Fordham. He has worked on some of the practice’s most significant buildings. Recent examples include the refurbishment of Royal Festival Hall, with Allies and Morrison; the London Library. David has a broad range of experience, but he has a particular interest in cultural buildings and the healthcare sector. www.maxfordham.com

Robin Nicholson
Member, Cullinan Studio
Robin Nicholson joined Cullinan’s in 1979, where he is a champion for sustainable design. He has worked on a wide range of masterplanning, health, university and other education projects both in the UK and abroad; he has lectured extensively about the practice’s work, on climate change and the UK construction industry. Previously he worked for James Stirling in London and Cristian Boza in Chile and taught at the Bartlett and the Polytechnic of North London. www.cullinanstudio.com
EXPERTS IN CIVIL AND STRUCTURAL ENGINEERING

Jane Wernick
Consultant, engineersHRW

Jane is an engineer who has collaborated with designers to deliver some exceptionally innovative projects. As associate director at Arup she was responsible for the Millennium Wheel (now the London Eye). She founded Jane Wernick Associates in 1998 and was winner of the first Woman in the Built Environment Award in 2013. Other projects include the treetop walkway at Kew and the Young Vic Theatre. www.ehrw.co.uk

Michael Hadi
Director, Michael Hadi Associates Ltd.

Michael Hadi Associates is an engineering practice that specialises in collaborative design on architectural projects. MHA have won many awards for schemes across a variety of sectors including education, residential, offices and commercial. Projects include Kingsdale School in Dulwich and Clapham Manor Primary School, shortlisted for the Stirling Prize. Michael was formerly director at Techniker and has taught at The Bartlett, UCL for 17 years as well as acting as external examiner in architecture at the University of East London. www.mha-consult.com

17 KEY REFERENCES

Relevant Camden Council publications / documents

Camden Local Plan (2017)

https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3655163

Planning Guidance


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

APPENDIX A

Procedure regarding confidentiality

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

1. Panel meetings are only to be attended by panel members, Camden officers, and officers from stakeholder organisations involved in the project e.g. statutory consultees, as well as the developer and their design team. If any additional individual is to be in attendance it should be approved by the Design Review Panel manager.

2. Panel members shall keep confidential all information provided to them in 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 6 and 7).

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 developer, 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. This should not limit panel members from professionally working on projects within the area. However if such a scheme comes up for review, that panel member must declare a conflict of interest, and may not be eligible to participate in the review.

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 developer and design team, and any other stakeholder bodies which 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.

7. If a panel member wishes to share any design 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.
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, and these will be formally recorded at each meeting.

2. Panel members are notified of the schemes coming before the panel at least 3 days prior to 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 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 s/he has 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. Personal interests that should be declared, but which would not normally prevent a panel member participating in a review meeting 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.