



Camilla Lamont

Call: 1995

Email: clamont@landmarkchambers.co.uk

Practice Manager

Mark Ball

Email: mball@landmarkchambers.co.uk

Phone: **0207 421 1308**

Harry Feldman

Email: hfeldman@landmarkchambers.co.uk

Phone: **0207 421 2485**

Connor McGilly

Email: cmcgilly@landmarkchambers.co.uk

Phone: **020 7421 1304**

Expertise

Property, Environment, Mediation

Overview

Camilla is a senior junior who is ranked in tier 1 for real estate litigation by Chambers UK and was named real estate junior of the year at the Chambers UK Bar Awards in 2017. She has a well established reputation in the field as a user friendly adviser and advocate who combines intellectual acumen with an understanding of the commercial realities facing clients.

She undertakes work in all areas of property litigation, including real property and landlord and tenant, both commercial and residential. She also has experience of property related environmental work. Please click through the links on the right for more details of Camilla's practice in each area.

Areas of Practice

Real Property
Commercial Landlord and Tenant
Residential Landlord and Tenant
Environmental

Publications and Lectures

Camilla has published widely in her field and most significantly has been an editor of Hill & Redman on Landlord and Tenant since 2002. She also contributes to LexisPSL Property Law as a Q&A Panel Author.

She regularly lectures on property law and practice. She was a speaker at the PLA Midlands CPD update 2019 (on electronic signatures), the Insolvency Lawyers' Association Annual Conference 2018 (on property issues in CVAs), the ChBA Shanghai Conference 2018 (on good faith in development contracts), the ChBA Property Seminar 2018 (on the 1954 Act), the PLA Annual Conference 2018 (on landlord's consents) and the PLA Annual Training Day 2017 (on rating for property lawyers), the 2016 ChBA Conference (on nuisance), the 2015 UKELA Conference (on flooding and nuisance claims) and the 2015 Property Bar Association Conference (on service charges).

Camilla has previously held posts as a tutor and lecturer of both land law and commercial leases at Oxford University. In 2019 she was appointed a fellow of the Society for Advanced Legal Studies (University of London) and is a member of the SALS advisory board.

Mediation

Camilla became an accredited mediator in 2009 and has successfully acted as a mediator both in relation to property disputes and more generally in commercial and civil disputes. She is willing to mediate a wide range of disputes. She also holds the RICS Award in Arbitration which she was awarded in 2012.

Professional Memberships

Camilla has been appointed with effect from October 2019 as barrister member of the Independent Decision-making Body (IDB) of the Bar Standards Board and was formerly on the BSB's Authorisations Review Panel and Vice-Chair of its Qualifications Committee.

Camilla is committed to pro bono work which she accepts through Advocate (formerly the Bar Pro Bono Unit). She is one of Advocate's Senior Reviewers for property and landlord and tenant cases.

Camilla is Chair of both Landmark Chambers' Equality and Diversity and Wellbeing Committee and the Retention of Women Working Group. She was a speaker at the 2019 Wellness in Law Annual Conference.

She is a member of the Property Bar Association, the Dilapidations Association, the Chancery Bar Association and the UK Environmental Lawyers Association (UKELA).

Real Property

Camilla has appeared in high profile real property cases in both the High Court and Court of Appeal. She regularly acts for clients in relation to options, restrictive covenants, easements and rights to light that affect property development.

Significant real property cases in which she has acted include.

- *Crest Nicholson Residential (South) Ltd v McAllister* [2004] 1 WLR 2409 (restrictive covenants)(petition to House of Lords)
- *Carter and another v Cole and another* [2006] EWCA Civ 398 (easements)
- *G & S Brough Ltd v Salvage Wharf Ltd & Birmingham Development Company* (2008) Ch D, (rights of light)
- *Charles Russell LLP v Rehman* [2010] EWHC 202 (Ch) (freezing injunctions)
- *Chappell v Chappell* (2013) Ch D (rectification of transfer of landed estate)
- *Christofi v National Bank of Greece* [2015] All ER (D) 84 (charging orders, recognition of foreign judgments under the Judgments Regulations)

Commercial Landlord & Tenant

Camilla's commercial landlord and tenant practice encompasses, amongst other things, dilapidations, tenant default and

insolvency, forfeiture, break clauses, rent review, service charges, the electronic communications code and 1954 Act renewals.

Camilla is regularly instructed in respect of opposed and unopposed lease renewals, most frequently relating to retail and warehousing units. She has co-authored a book for the RICS on the subject.

Camilla has considerable experience in the field of tenant default and commercial forfeiture, including tenant insolvency. She was a speaker at the Insolvency Lawyers' Association Annual Conference last year on the topic of property issues arising in CVAs and recently formed part of the team that successfully acted for Debenhams Retail Ltd in opposing the challenge to its CVA in the High Court.

Her service charge expertise extends to commercial leases and mixed use schemes. She has advised a number of institutional landlords and retail tenants as to the apportionment of services charges in shopping centres. She acted for head lessors in a multi-party service charge dispute before the Upper Tribunal in respect of the Brunswick Centre in *Leaseholders of Foundling Court and O'Donnell Court v Camden LBC* [2017] L & TR 7.

In the field of rent review, Camilla receives instructions to advise as to the correct construction of rent review provisions and to make submissions in the context of expert determination.

Camilla has been appointed to act as a single joint expert in this field and welcomes such instructions. She was awarded the RICS Award in Arbitration in 2012.

Residential Landlord & Tenant

Camilla also undertakes residential work, particularly relating to service charges, management, and the development and disposal of mixed use estates.

Camilla has considerable experience of service charge litigation and is the editor of the chapters in Hill & Redman's Law of Landlord and Tenant on residential service charges and management. She recently acted for a number of the respondents in *Leaseholders of Foundling Court and O'Donnell Court v Camden LBC* [2016] UKUT 366, [2017] L & TR 7, multi-party service charge dispute before the Upper Tribunal in respect of the Brunswick Centre in which it was held that obligation to consult fell upon a superior landlord. She recently acted in contested proceedings for the appointment a manager of a residential building in Chelsea.

She also regularly advises many of the major house builders in relation to the application of tenants' rights of first refusal under Part I of the 1987 Act when disposing of reversionary interests.

Environmental

Camilla's environmental practice is property related and includes nuisance and contaminated land. She has a particular interest in claims arising out of flooding, a subject on which she has published articles. She was a speaker at the UKELA Annual Conference 2015 on the issue of liability for flooding.

Camilla has "*recognised skill in dealing with property disputes with an environmental angle*" (Chambers & Partners 2015) and "*has been extremely active this year handling commercial development and property-related environmental matters*" (Who's Who Legal UK Bar 2015).

Clients that Camilla has acted for in her environmental practice include:

- a statutory body whose estate had been affected by coal mining subsidence;
 - a developer in relation to flooding of a disused railway tunnel;
 - National Grid in litigation arising out of the installation of a gas pipeline;
 - a factory operator in a claim regarding alleged pollution by discharge of organic effluent;
 - owners of a flat alleging noise nuisance from ventilation plant;
 - factory owners seeking to establish rights to abstract water from and discharge into a river;
 - local authorities in respect of contaminated land and coastal protection schemes; and
 - A public body regarding the interpretation of a "green lease" and the provision of CHP Plant.
-

Mediation

Camilla became an accredited mediator in 2009. She is willing to mediate a wide range of disputes. As a property litigator she has extensive knowledge of the law as well as a practical understanding of the wider issues often facing participants in these types of disputes, whether they arise between commercial entities or private clients. She is ideally placed to help participants find solutions to property and inheritance centred disputes, especially those between landlords and tenants, neighbours and family members. She has recently successfully mediated property disputes ranging from commercial dilapidations to neighbour disputes. She also mediates disputes that are unconnected to property, such as a recent dispute concerning alleged mis-selling claims. As well as acting as a mediator she has experience acting for property clients as a mediation advocate.

Qualifications

Camilla read Jurisprudence at Lincoln College, Oxford where she attained a first class honours on the BCL in 1996 having been called to the Bar by Middle Temple in 1995.

1997 - 2001 - Part time stipendiary lecturer (land and trusts) at New College, Oxfordshire.

2002 - date: Editor of Hill & Redman's Law of Landlord and Tenant

2007 - 2011 - Part-time lecturer on commercial leases at Oxford University.

2012 - RICS Award in Arbitration

2014 - Part time tutor (land law) at Lincoln College, Oxford

2011 - 2019 - Bar Standards Board (barrister member of the Qualifications Committee, the Authorisations Review Panel and latterly the BSB's Independent Decision-Making Body)

Recommendations

Camilla is recognised as a leading junior in property/real estate litigation by Legal 500, Chambers & Partners and Who's Who Legal UK Bar. She was named Real Estate Junior of the Year for 2017 at the Chambers UK Bar Awards and is ranked as a tier 1 junior in real estate litigation. Comments about her in the directories include the following:

"Extremely user-friendly and intelligent. She provides clear, effective and commercial written advice and is a well-respected advocate." "She is approachable, easy to get on with and goes the extra mile." "Straight-talking and very commercial. She rolls her sleeves up and gets stuck in." (Chambers and Partners, 2020)

"Very user-friendly, practical, and commercial" (Legal 500, 2020)

"Delightful to work with and intellectually impressive." "Has superb attention to detail as well as a great strategic view." "A rising star of the property Bar who has a well-earned reputation as a deep thinker." (Chambers & Partners, 2019)

'She has an encyclopaedic knowledge in a number of areas of property law.' (Legal 500, 2019)

"She absolutely lives and breathes the case and thinks through every issue. She is very user-friendly, easy to deal with and gives very clear advice." (Chambers & Partners, 2018)

"A guiding light who cuts through reams of papers to get to the nub of issues" (Legal 500, 2017)

"Camilla is able to present her advice in a way which appeals to clients of all types. She can be firm when she needs to be and does not sit on the fence. Her advice is pragmatic and shows a real understanding of the commercial realities faced by clients". Her practice is "impressive". (Who's Who Legal: UK Bar Real Estate, 2017)

"A well-respected property barrister with expertise pertaining to service charge litigation, mixed-use schemes and commercial property disputes. She is also known for her work in environmental litigation. "She is unbelievably bright. She can put things into layman's terms for clients." "She is approachable, always available on the phone and able to work things through." (Chambers & Partners, 2017)

"Knowledgeable on commercial and development matters" (Legal 500, 2016)

“She is very pragmatic and understands what life is like at the coal face of property matters. She gets her sleeves rolled up and helps steer the client through the litigation minefield.” “She is a strong opponent who is very clever and determined.” (Chambers & Partners, 2016)

“Very commercial, user-friendly and an extremely bright and able barrister.” (Legal 500, 2015)

“technically excellent, good on her feet, but also down to earth with a relaxed but authoritative manner with clients... She cuts to the chase, and provides quality advice and sensible solutions... She has recognised skill in dealing with property disputes with an environmental angle” (Chambers & Partners, 2015)

“an outstanding junior”, who “is recognised for her in depth knowledge of this sector” and “has been extremely active this year handling commercial development and property-related environment matters” (Who’s Who Legal UK Bar, 2015)

“a very strong advocate who is able to dissect a lot of data to get to the nub of a matter” (Legal 500, 2014)

“a much admired real estate litigation junior” who is “incredibly thorough, has a good mind and is commercial.” It is said of her that “you are guaranteed to get a view that’s measured and considered and persuasive” (Chambers & Partners, 2014)

“very down to earth” (Legal 500, 2013)

“technically excellent” and “never misses a detail” (Chambers & Partners, 2013)

“user friendly” (Legal 500, 2012)

“a delightful junior with a great brain” (Chambers & Partners, 2012)

“a trusted adviser who has impressive technical ability” (Legal 500, 2011)

“a specialist property practitioner” who is “user friendly, very thorough and works as part of the team” (Chambers & Partners, 2011)

“instantly likeable” (Legal 500, 2010)

“clients are pleased to recommend someone so quick to grasp the key points and turn around work quickly and without fuss” (Chambers and Partners, 2010)

“hands on” (Legal 500, 2009)

“a persuasive advocate” (Legal 500, 2008)

A rising star of the property Bar who has a well-earned reputation as a deep thinker

Chambers & Partners

Cases

19 Sep 2019	Discovery (Northampton) Ltd v Debenhams Retail Ltd [2019] EWHC 2441 (Ch)
09 Mar 2018	National Bank of Greece (Cyprus) Ltd v Christofi [2019] 1 WLR 1435 (CA)
10 Aug 2016	Leaseholders of Foundling Court and O’Donnell Court v Camden LBC [2016] UKUT 366, [2017] L & TR 7
14 Apr 2015	Christofi v National Bank of Greece (Cyprus) Ltd [2015] EWHC 986 (QB)

05 Mar 2010	Squirrel Films Distribution Ltd v SPP Opportunities Fund LLP [2010] PLSCS 68 5.3.10
15 Jan 2010	Charles Russell LLP v Rehman [2010] EWHC 202 (Ch) 15.1.10
25 Jun 2009	Dependable Homes Ltd v Mann [2009] UKUT 171 (LC) 25.6.09
23 Apr 2007	Dunbrik (Yorks) Ltd v Norton & Norton
20 Jun 2006	73 Denmark Villas Hove Ltd v Elbaccush [2006] PLSCS 164
01 Jan 2006	Carter v Cole [2006] EWCA Civ 398
01 Jan 2005	Shinereach Ltd v Residents of Penny Court and Tower Court (LRX/94 and 97 /2005)
01 Jan 2004	Crest Nicholson Residential (South) Limited v McAllister (2004) HL
01 Jan 2002	Brown v Deacy & ors

Inquiries

01 Jan 2007	Advisory work arising out of the Buncefield Oil Explosion
-------------	---

Publications

20 May 2020	Restructuring Commercial Leases under CVAs
17 Oct 2019	"No more waiting for the ink to dry" - Electronic Signatures in Property Transactions (Paper)
17 Oct 2019	"No more waiting for the ink to dry"- Electronic Signatures in Property Transactions
02 May 2019	Service of notices
11 Feb 2019	Franses seminar presentation slides
26 Jan 2016	Lead local flood authorities and liability for flood damages
22 Dec 2015	Leakey v National Trust: A high water mark for flood liability?
30 Sep 2013	Commercial tenant insolvency
23 Oct 2012	1954 Act Proceedings: The New Lanes
21 May 2012	Serving Break Notices: Avoiding the Pitfalls
22 Nov 2010	Commercial Landlord & Tenant Update- Exercising a Tenant's Break in Recession
09 Dec 2009	Service Charges
25 Jun 2009	Mortgages in Possession in Receivers- Avoiding Common Pitfalls- Mortgages & Rented Property
01 Jan 2009	U-Turn on Rights of Way

Landmark Chambers remains fully operational during the Coronavirus (COVID-19) crisis

We would like to reassure you that Landmark Chambers remains fully operational and able to support your needs. Our barristers and staff are now working remotely and we have the technology in place to continue providing our normal level of service during this unprecedented time.

READ MOREHIDE MESSAGE

✕ Close

Privacy Overview

This website uses cookies to improve your experience while you navigate through the website. Out of these cookies, the cookies that are categorized as necessary are stored on your browser as they are essential for the working of basic functionalities of the website. We also use third-party cookies that help us analyze and understand how you use this website. These cookies will be stored in your browser only with your consent. You also have the option to opt-out of these cookies. But opting out of some of these cookies may have an effect on your browsing experience.

Necessary Always Enabled

Necessary cookies are absolutely essential for the website to function properly. This category only includes cookies that ensures basic functionalities and security features of the website. These cookies do not store any personal information.

Non-necessary

Non-necessary

Any cookies that may not be particularly necessary for the website to function and is used specifically to collect user personal data via analytics, ads, other embedded contents are termed as non-necessary cookies. It is mandatory to procure user consent prior to running these cookies on your website.