Falcon Chambers

Camilla Chorfi

Called 2008



Practice Summary

Camilla's practice encompasses a broad range of real property and landlord and tenant-related advice, litigation and ADR. Camilla has particular expertise in the following:

- Infrastructure / utilities - with an emphasis on electricity (including wayleave inquiries)
- Development disputes
- Telecommunications
- Electricity compensation claims
- Land registration, title / priority disputes, alteration and indemnities
- Commons
- Commercial landlord and tenant, including forfeiture claims, all aspects of renewal, break notices, dilapidations and rent review
- Mines and minerals
- Restrictive covenants and easements
- Property-related professional negligence in particular issues of overvalution, negligent transactional advice, and failed developments
- Proceedings under the Building Safety Act 2022
- Compulsory purchase valuation

Camilla has a particular interest in law reform and renewables (delivering a a lecture on the topic of securing land and rights for renewables projects, together with Leilah Rawle of CMS, at the 49th Blundell Lectures). She sits on the ADR Taskforce for Electricity Network Infrastructure (DESNZ).

Camilla regularly acts for and advises the Secretary of State for the Ministry of Housing, Communities and Local Government in connection with the Building Safety Act 2022, most recently in her interventions in *Triathlon v SVDP & Others* and *Adriatic Land 5 Ltd v The Long Leasehold Leaseholders at Hippersley Point* in the Court of Appeal, and *URS v BDW* in the Supreme Court. Camilla also accepts instructions from private parties in connection with, in particular, s.123, s.124 and s.130 applications and service charge disputes.

Camilla is on the B Panel of Junior Counsel to the Crown and undertakes an array of work in the High Court for a variety of departments and has extensive experience with matters which have a public law aspect. She will be promoted to the 'A' Panel with effect from 1 September 2026. She is currently acting for the SoS for HCLG intervening before the Court of Appeal in the high profile *Adriatic* and *Triathlon* appeals, which both concern

retrospectivity under the Building Safety Act.

Camilla was a part-time consultant on the Law Commission's project 'Updating the Land Registration Act 2002', involved in the development of the Bill and Report. Whilst at the Law Commission, Camilla focused on issues relating to first registration, registration of mines and minerals, leasehold interests, and appurtenant rights.

Camilla is ranked as a leading junior in Real Estate Litigation in the Chambers and Partners UK Bar Guide, and in both Property Litigation and Telecoms Regulation in the Legal 500 UK Bar Guide.

Education

- BA (Hons), (First Class) Exeter University (Classics with Arabic; two Dean's Commendations and the Bertie Black Prize)
- MA (Distinction), Exeter University.

Professional

- Called 2008
- GDL, College of Law
- Winner of the Lincoln's Inn Moot Hardwicke, Wolfson and accommodation scholarships, Lincoln's Inn.

Recent Cases

- **URS Corporation Ltd v BDW Trading Ltd** [2025] UKSC 21 first appeal to consider the interpretation and application of the Building Safety Act 2022. Acted as part of the team instructed by the Secretary of State, who intervened on Ground 2 (Sir James Eadie KC, Michael Walsh KC, Jason Pobjoy KC, Camilla Chorfi and Will Perry). Appeal dismissed on all four grounds.
- **Triathlon Homes LLP v Stratford Village Development Partnership & Others** [2025] EWCA Civ 846 Court of Appeal case on the scope of remediation contribution orders under section 124 of the Building Safety Act 2022. Acted as part of the team representing the Secretary of State (Michael Walsh KC, Camilla Chorfi and Richard Miller).
- **Adriatic Land 5 Ltd v The Long Leaseholders at Hippersley Point** [2025] EWCA Civ 856 Court of Appeal decision concerning the retrospectivity of Schedule 8, paragraph 9 to the Building Safety Act 2022 and its compatibility with human rights. Acted as part of the team representing the Secretary of State (Sir James Eadie KC, Michael Walsh KC, Jason Pobjoy KC, Camilla Chorfi, Will Perry and Richard Miller).
- **Nelson v Southern Electric Power Distribution** [2025] UKUT 213 (LC); [2025] R.V.R. 214 determination of compensation by the Upper Tribunal (Lands Chamber) under the Electricity Act 1989 Sch.4, para.7. The Tribunal valued the loss to the claimant of a more valuable development by reason of the imposition of a necessary wayleave over existing electricity infrastructure.
- **EE Ltd v 100 NOX SARL** [2022] UKUT 130 (LC) application by operator for interim rights against unresponsive landowner, following service of defective notices.
- **Walker v Official Receiver** [2021] EWHC 2868 (Ch) represented the OR in permission application under s.304 the Insolvency Act 1986 to bring a claim by a bankrupt for an alleged sale of development land at under value.
- **Ricci v Urbina Park (HHJ Townsend, Bristol)** summary judgment application concerning service of a

break clause, prompting 54 act proceedings. Concerned whether or not date for service of a break notice was as a matter of construction to be calculated from commencement of term or date of lease and whether conditions precedent for service could be satisfied where bad faith alleged.

- **Royal Parks Ltd v Bluebird Boats Ltd** [2021] EWHC 2278 (TCC) acted for the successful Claimants (ultimately the Crown) in proceedings concerning the ownership of the boathouse in Hyde Park. The building had been constructed by the Defendant concession holder, who contended it was entitled to remove the structure because it had not become part of the land, alternatively pursuant to the terms of its concession, alternatively by virtue of an estoppel.
- **Dhillon v Barclays Bank** [2020] EWCA Civ 619 Led by Mark Warwick QC. Considered exceptional circumstances for the purposes of paragraph 3(3) of Schedule 4 to the Land Registration Act 2002.
- **Covent Garden Tenants' Association Limited & Ors v Covent Garden Market Authority** (2018-2020) (High Court, Business and Property) Led by Jonathan Karas QC, David Blundell QC. Impact of alleged breaches of public law duties on private law steps taken in the course of £2bn redevelopment of New Covent Garden Market, including termination of traders' 54 Act tenancies.
- **The Food Standards Agency v Dale Valley Rossendale Ltd** (2019) (Leeds High Court, Admin Div) Led by Claire Darwin of Matrix Chambers. Whether or not certain EU-derived regulations, entitling the FSA to recover fees for undertaking inspections of abattoirs, create a statutory land charge.
- **Lady Wackett v Docklock Limited** [2019] UKFTT 625 (PC) 4-day trial adverse possession claim to unregistered land concerning encroachments, acknowledgements, rights of way.
- **Pacific Estates v OJ Residential & Ors** (2019) dispute regarding inclusion of the lease of business premises in sale of D1's assets. Title asserted on the basis of proprietary estoppel /constructive trust. Interim injunction and security for costs.
- **Luwum v Royal Bank of Scotland Plc** [2019] EWHC 3994 (QB) extended civil restraint order made following long-running banking litigation
- **Attorney General v Johnson** [2017] EWHC 979 (Admin) indefinite all proceedings order pursuant to s.42 Senior Courts Act 1981
- **Neil v Henderson** [2018] EWHC 90 (Ch) Led by Romie Tager QC. Deployment of forged documents in court proceedings amounted to contempt.
- **Greenridge Luton One Ltd v Kempton Investments Ltd** [2016] EWHC 91 Led by Mark Warwick QC. Misrepresentation in CPSEs inducing a contract for the sale of office block.
- **Sugarman v CJS Investments Ltd** [2015] 1 BCLC 1 Led by Mark Warwick QC before CA. Concerned construction of articles of association of a management company and whether they granted one vote per member or one vote per share.
- **Bach v Davis** [2013] EWHC 4459 (QB) appeal concerning registration of a German judgment for the purposes of enforcement under Regulation 44/2001 and CPR Pt 74, and whether enforcement capable of being time-barred

Published Comments

"She's an outstanding lawyer with exceptional judgement." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Camilla is articulate, explains her advice and thoughts in a clear, easy-to-understand manner, and is clearly an expert in the fields we regularly instruct her in." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Camilla is friendly and affable; she puts clients at ease. Her advice is always straight to the point, and she will tell me where there are problems." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Camilla is fantastic with clients during conferences and is not afraid to 'tell it like it is' when needed, and is very helpful with procedural guidance when needed." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Camilla is very approachable, clear in her advice, has a fantastic eye for detail, and really picks up on bringing out the strongest elements of a matter. She advises clearly, frankly, and robustly on the weaknesses in a client's case." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Camilla is fantastic when it comes to hearings and is brilliant on her feet." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"She cares passionately about getting the best result for her clients." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Camilla has a remarkable ability to grasp complex legal and factual issues quickly, and present arguments in a way that is both strategic and accessible to clients. Camilla's attention to detail, reliability, and responsiveness make her a real asset in any case." *Legal 500 UK Bar Guide 2026*

"Camilla Chorfi is known for her diverse property practice and has made a name for herself with her impressive advocacy and advisory work. She regularly appears in the High Court in landlord and tenant matters and insolvency-related property cases, among others. She is also experienced in handling land registration matters and title disputes." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Camilla is a pleasure to work with and always delivers an exceptionally high standard of service." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Camilla is very knowledgeable, good on strategy and understands the dynamics of each case." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Camilla's attention to detail and drafting style are very good and she handles advocacy well." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Camilla is incredibly commercial and quickly gets to the nub of the issue for the client. She is excellent on her feet." *Legal 500 UK Bar Guide 2025*

"Camilla is very good to work with and is prepared to roll up her sleeves and dive into the detail of a case very quickly. She has an excellent work ethic and is a pleasure to deal with."

"Camilla is very detail-oriented and is great at getting to grips with the legal issues of a case." *Chambers and Partners UK Bar Guide 2024 (Real Estate Litigation)*

"Camilla is bright and across the detail of a matter while keeping sight of the bigger picture." *Chambers and Partners UK Bar Guide 2024 (Real Estate Litigation)*

'A dedicated junior.' *Legal 500 UK Bar Guide 2024*

"Camilla is very good on the difficult land law disputes. Her legal knowledge is excellent." *Chambers and Partners UK Guide 2023*

'An able advocate and personable with her clients, Camilla is a joy to work with. ' *Legal 500 UK Bar Guide 2023*

Camilla Chorfi is known for her diverse property practice and has made a name for herself with her impressive advocacy and advisory work. She regularly appears in the High Court in landlord and tenant matters and insolvency-related property cases, among others. She is also experienced in handling land registration matters and title disputes. "Her work is consistently excellent and she quickly gets to grips with details and demonstrates impressive technical knowledge of property law." "She is very good at immersing herself in the detail." *Chambers UK Guide 2022 (Real Estate Litigation)*

' Camilla is an extremely clever lawyer and has an excellent grasp of detail. She can be very probing and

identifies the strengths and the weaknesses in a case. ' *Legal 500 UK Bar Guide 2022*

Known for her diverse property practice, she has made a name for herself with her impressive advocacy and advisory work. She regularly appears in the High Court and is noted for her focus on cases concerning freehold covenants, the Rent Act and insolvency. She is also experienced in handling land registration matters and disputes under the Trusts of Land and Appointment of Trustees Act 1996. Her impressive practice has seen her acting unled against silks on numerous occasions. Strengths: "She is really friendly, very pragmatic and results-driven." "Her drafting is excellent and her advice is practical and sensible." "She's just absolutely phenomenal. She's the whole package: she's sharp, knows all her stuff. Just cuts through it all and gets to the heart of it." *Chambers and Partners UK Guide 2021 (Real Estate Litigation)*

"She is great at getting into the complex detail of a case." *Legal 500 UK Bar Guide 2021*

"Ms Chorfi is a reliable, tenacious and extremely bright advocate. She is able to get to grips with complex issues quickly and is very user-friendly." *Legal 500 UK Bar Guide 2021*

Known for her diverse property practice, she has made a name for herself with her impressive advocacy and advisory work. She regularly appears in the High Court and is noted for her focus on cases concerning freehold covenants, the Rent Act and insolvency. She is also experienced in handling land registration matters and disputes under the Trusts of Land and Appointment of Trustees Act 1996. Her impressive practice has seen her acting unled against silks on numerous occasions. Strengths: "Very switched-on and easy to work with." "Extremely bright, capable and a very nice personality to work with." "She is good at thinking on her feet and clients like her." *Chambers and Partners UK Guide 2020 (Real Estate Litigation)*

"Extremely charming, measured with phenomenal attention to detail. She is great at getting into the complex detail of a case." *Legal 500 UK Bar Guide 2020*

"Known for her diverse property practice, she has made a name for herself with her impressive advocacy and advisory work. She regularly appears in the High Court, and is noted for her focus on cases concerning freehold covenants, the Rent Act and insolvency. She is also experienced in handling land registration matters and disputes under the Trusts of Land Appointment of Trustees Act 1996. Her impressive practice has seen her acting unled against silks on numerous occasions. Strengths: 'Responsive, user-friendly and a very powerful advocate.' 'Thorough, technical and very bright.' 'Outstanding on complex property matters'." *Chambers UK Guide 2019 (Real Estate Litigation)*