



Christiaan Zwart

Year of call: 1997

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"Excellent" The Legal 500 2022

An *"insightful and steely streetfighter"* with over 20 years' experience, Christiaan is ranked as a Leading Junior in Tier 1 and was shortlisted for Planning Junior of the Year by The Legal 500 2022.

Christiaan is an Infrastructure (including DCO), Planning and Heritage, Compulsory Purchase, Environment, Energy, and Tax lawyer practicing in multiple jurisdictions, namely England, Wales, Jersey and Hong Kong. Christiaan also advises on these areas within the Transport, Construction, Commercial, Inquiries, Judicial Review, and Investigations, Regulatory and Disciplinary, Administrative and Public, and Information and Media spheres.

Christiaan has represented an impressive range of clients, such as Exxon Mobil, BP, Swift Energy, Bouygues, Stanstead Airport, The Environment Agency, Historic England, Natural Resources Wales, HMRC, developers including housebuilders such as Bellway, a number of well-known Retail giants, local authorities such as The City of Westminster and Uttlesford District Council, and government agencies.

As an Infrastructure Barrister Christiaan has significant expertise in DCOs, their promotion and regulation, advising the Examining Authority and Secretaries of State, objecting to them, at Hearings and the Courts.

As a Planning, Environment and Energy Barrister Christiaan has considerable experience in all development and regulatory matters..

As a Tax Barrister, Christiaan's expertise encompasses development and environment-related Taxes including CIL, VAT, Landfill Tax, and Aggregate and Climate Change Levies.

Christiaan's practice includes the following areas of expertise:

- Planning and Property
- Environment
- Energy and Natural Resources
- Construction
- Administrative and Public
- Inquiries and investigations
- Commercial
- Regulatory and Disciplinary
- Information and Media

Areas of expertise

- Art and Cultural Property
- Aviation and Aerospace
- Compulsory Purchase and Compensation
- Development Consent Orders and Infrastructure
- High Court Planning Challenges
- Highways, Footpaths and Rights of Way
- Planning Policy Making
- Planning Applications
- Planning Appeals, Hearings and Inquiries
- Planning Enforcement

Energy and Natural Resources

- Biomass and Energy from Waste
- Electricity
- Nuclear Energy
- Oil and Gas
- Renewables
- Water

Environment

- Planning Appeals, Hearings and Inquiries

"Christiaan enables and de-risks to secure consent"(Senior Planning Associate, Stephenson Harwood LLP)

Christiaan has considerable experience in securing consents during complex and challenging appeals, hearings and inquiries. His refined approach is to find a smoother way through by identifying the optimal risk path. Examples include:

- Energy from Waste Development at an unlawful landfill site at the Queen Charlton Quarry. Christiaan represented Bath and North East Somerset Council to defend a planning appeal, including auditing the planning application documents, resulting in the Appellant withdrawing its appeal before the Inquiry started.
- Unlawful landfill development by Stuart's Nurseries Garden Centre, Bexley - acting for Bexley local planning authority and advising on the drafting of the enforcement notices, application of various environment, environmental permitting, and waste policies, and successfully representing the Council during the Planning Appeal.
- Brick Veil Mosque - (acting for promoter in call-in inquiry) – this proposal was for the development of a place of worship on a brownfield site at Preston situated in open countryside near a listed church. Christiaan is representing the promoter during a Call-In Inquiry.
- Residential development for 30 dwellings in the greenbelt at South Essex Golf and Country Club. Christiaan acted for Aedis Homes Limited on its planning appeal to secure planning permission. Issues included development of brownfield land in the greenbelt, testing for the first time during a planning appeal, a change in the NPPF relating to this point.
- Central England Co-Operative Limited residential development for 304 units – Christiaan acted for the Co-Op to successfully secure outline planning permission on an edge-of-settlement site at

Desborough at planning appeal stage. Issues included settlement boundaries, developing on partly open countryside, public open space, and valued landscapes.

- Jersey General Hospital (the “Our Hospital” project) – Christiaan acts for the States of Jersey on the establishment of a new general hospital for the island. He has represented the Minister for Infrastructure at two previous Inquiries into this project, and continues to advise the States.

Recommendations

- “Christiaan consistently delivers KC quality at Junior rates”
- “Really insightful”
- “A streetfighter ... goes through brick walls for clients”
- “Thinks outside of the box to secure the client’s objective”
- “Always packs a punch and our clients love him”

Qualifications

- Bar Vocational Course, Inns of Court School of Law, Scholarship Inner Temple
- CPE, City University
- RIBA Part III, & double first in Architecture, Newcastle University

Memberships

- CPA
- SCL
- NIPA
- PEBA
- UKELA
- TECBAR
- COMBAR

Appointments

Appointed to the Attorney General’s (Treasury) B panel in March 2010

Appointed to the Attorney General’s (Treasury) C panel in March 2004

Prince of Edinburgh Scholar, Inner Temple

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