



## Christiaan Zwart

Year of call: 1997

Email: christiaan.zwart@39essex.com

Phone: +44 (0)20 7832 1111

### *"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

### - Water

---

Christiaan is experienced in advising on projects involving water as an energy natural resource.

He has advised the Examining Authority on a Development Consent Order application for England's first hydroelectric power plant (The Swansea Bay Tidal Lagoon Development Consent Order).

This development used turbines powered by incoming and impounded tidal waters to generate 320MW electricity (The Swansea Bay Tidal Lagoon DCO).

Christiaan advised on multiple issues including the relevant statutory jurisdictions for project elements (e.g the respective scopes of Town and Country Planning Act 1990 and the Planning Act 2008), the marine environment, foreshore and seabed rights, hydrological impacts on the seabed, the bare outline nature of the application, administrative boundaries and jurisdictions, and draft Development Consent Order provisions.

### 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

---

### London

81 Chancery Lane,  
London  
WC2A 1DD  
Tel: +44 (0)20 7832 1111  
DX: London/Chancery Lane 298  
Fax: +44 (0)20 7353 3978

### MANCHESTER

82 King Street,  
Manchester  
M2 4WQ  
Tel: +44 (0)16 1870 0333  
Fax: +44 (0)20 7353 3978

### SINGAPORE

Maxwell Chambers,  
28 Maxwell Road,  
WC2A 1DD  
04-03 & 04-04, Maxwell Chamber  
Suites  
Singapore 069120  
Tel: +65 6320 9272

### KUALA LUMPUR

#02-9, Bangunan Sulaiman  
Jalan Sultan Hishamuddin,  
50000 Kuala Lumpur,  
Malaysia  
Tel: +60 32 271 1085

BARRISTERS • ARBITRATORS • MEDIATORS

clerks@39essex.com • DX: 298 London/Chancery Lane • 39essex.com