



## Christiaan Zwart

Year of call: 1997

Email: [christiaan.zwart@39essex.com](mailto:christiaan.zwart@39essex.com)

Phone: +44 (0)20 7832 1111

*"...excellent at getting to the heart of the matter in complex cases."* The Legal 500 2025

An *"insightful and steely streetfighter"* with nearly 30 years' experience, The Legal 500 ranks Christiaan as a Leading Junior, in Tier 1 Planning and Land Use, and shortlisted him for Planning Junior of the Year in 2022 and in 2023.

Christiaan is a Development and Infrastructure (including DCO) lawyer whose practice encompasses Planning and Heritage, Compulsory Purchase, Environment, Energy, and Tax law. Christiaan practices in multiple jurisdictions, namely England, Wales and Jersey. 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, Hyundai Motor UK, Bouygues UK, Affinity Water, 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 BANES, Buckinghamshire, The City of Westminster, Swindon, 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
  - Development Consent Orders and Infrastructure
  - Aviation and Aerospace
  - Compulsory Purchase and Compensation
  - 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

## Environment

---

*“Christiaan gives very commercial advice” (Head of Property, Wolseley Group)*

Christiaan is a commercial environmental lawyer, having a comprehensive practice in environmental law, policy and regulation, both on a domestic and international scale. He acts for clients such as the Environment Agency, OfGem, Exxon Mobil, Alcatel Aluminium, Jersey Gas, Jersey Electricity plc, the Wolseley Group, Spirit Energy, Shui Wing Steel, and local authorities including London Borough of Greenwich, Uttlesford District Council, and Bath and North East Somerset Council on a wide range of environmental matters and their regulation.

Christiaan is well versed in the importance to businesses, developers, and government of properly identifying environmental issues and their scope, environmental liabilities, assessing short, medium, long-term and residual risk, and forward planning for and mitigating of such risks, to enable them to achieve their objectives.

Christiaan’s scope of expertise includes environmental transactions, residual liabilities, consenting and environmental permitting, and environmental litigation (including avoiding litigation). He is an expert in issues involving contamination, nitrates, waste, water, air, biodiversity and habitats, climate change, environmental assessments, environmental enforcement, nuclear and radiation matters, nuisances, and environmental taxes including aggregates levy and landfill taxes.

Christiaan’s breadth of understanding and experience and joined-up thinking means that he provides a one-stop shop service to clients.

## 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