



Christiaan Zwart

Year of call: 1997

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"...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

- Aviation and Aerospace

Christiaan has a lot of experience in the Aviation and Aerospace Sector in multiple jurisdictions and on a range of different sized airports, and related issues including airport permitted development rights. He advises airport operators, developers, objectors, local planning authorities, land owners, and regulators in this sector. Projects include:

- Stansted Airport Expansion planning application (2018-2019): advising the local planning authority on its consideration of a planning application by Manchester Airports Group to expand Stanstead Airport, including on all related technical, noise, EIA, Habitats Regulations, and environmental issues, as well as on JR litigation risk.
- Stansted Airport planning obligation (2019): advising the local planning authority on the drafting and negotiation of a planning obligation relating to the proposed expansion of the airport.
- Hong Kong Airport Aviation Kerosene Storage Farm – advising and acting for the adjacent landowner (Shui Wing Steel) in its JR claim successfully quashing the development permit for the kerosene storage farm.
- North Wield Airport – acting for the local planning authority and land owner in relation to the regulation of excessive noise from Metropolitan Police helicopters taking off from and landing at North Wield Airport.
- Cotswold Airport (Kemble) – advising the airport operator on permitted development rights relating to use diversification
- Stanstead Airport – advising Uttlesford District Council on aviation permitted development rights.

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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