



Christiaan Zwart

Year of call: 1997

Email: 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

- Planning Enforcement

Christiaan regularly acts in complex Planning and CIL Enforcement cases by developers and local government. Cases of Note include:

- **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 and waste policies, and successfully representing the Council during an appeal against enforcement notice. The enforcement issues were complicated by the parallel regulation of the site by an environmental permit.
- **The Yard, Hockley, Essex** – Christiaan represents Rochford borough council in its enforcement action against development of an industrial site in the greenbelt to include residential development.
- **CIL enforcement** – acting for a developer in relation to a development at Clapham Common against CIL surcharges of approximately £500,000; and acting for a developer in relation to a 55 dwelling residential development and a CIL demand of £1.6 million. Issues included the point of commencement of development, loss of social housing relief and imposition of CIL surcharges.
- **Tonedale Mills** – advising on multiple planning and listed building enforcement notices and strategy to enable compliance, relating to a grade II* listed buildings. Tonedale Mills is the largest mill complex in South West England.
- **Goldhawk Road, Shepherds Bush, London** – advising a developer on strategy to secure compliance with enforcement action relating to an unlawful change of use from car showroom to tyre fitting.
- **Tall Trees Caravan Park, Hurn, Christchurch** - advising Christchurch and East Dorset Councils on multiple enforcement notices relating to the unlawful change of use of a holiday caravan park to a permanent dwellings on the scale of a large village.

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

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