



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 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

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