



## 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

### - Nuclear Energy

---

Christiaan has experience in advising on different forms of nuclear energy in different contexts. Examples include:

- Christiaan acts for The Environment Agency as regulator in a detailed Development Consent Order application for the first new nuclear power station in the UK in over a generation (The Hinkley Point C New Nuclear Generating Station DCO Order 2013). Christiaan advised on a host of technical and regulatory issues, including the disposal of hazardous waste, legacy and decommissioning, construction compounds, Harbour Act, marine jurisdiction and biodiversity, land drainage, foreshore and seabed rights, environmental permitting and its interface with the DCO regime, highly technical and detailed requirements in the Development Consent Order, and flood risk. Christiaan worked closely with regulator colleagues in Department for Environment, Food and Rural Affairs family (the Marine Management Organisation and Natural England) and the Office of Nuclear Regulation. Christiaan worked with technical experts at the Environment Agency at all stages of the Development Consent Order application process (including hearings and mediating solutions) and informed project planning and resource management at the Agency.
- At the other end of the spectrum, Christiaan acts for adjacent landowners affected by proposed proton beam therapy facilities in Central London. Issues included concerns about radiation leaks, related health impacts, and planning amenity effects. Christiaan advised on deep excavation issues as the proposed proton beam centre was to be located below ground and large enough to contain The Royal Albert Hall.
- Christiaan acts for the claimant in litigation concerning the Winnersh Salt Mine near Liverpool. This litigation was about below ground deep storage of encapsulated hazardous waste (theoretically able to include radioactive waste). Issues included the interface between planning and environmental permitting regimes, and the ongoing monitoring of hazardous waste and particles anticipated to be released by the waste.
- As any new nuclear project is likely to trigger the need for a Development Consent Order under The Planning Act 2008, as well as related infrastructure and planning advice, please see the sections on Christiaan's Development Consent Order, Infrastructure, Environment, and Planning experience.

## 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