



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

- Oil and Gas

Christiaan has in-depth experience in managing and mitigating legal risks in relation to oil and gas projects. His expertise includes understanding and advising in relation to exploitation and exploration of natural gas sub-sea deposits, LNG storage release and conversion, fracking to exploit below ground gas reserves, and related licence rights and terms. He also advises generally in relation to development at risk from major gas disasters. Examples of his experience include:

- Advising Exxon Mobil as developer of a Combined Heat and Power station for the conversion to electricity of liquid natural gas imported from the State of Qatar. This development was located at South Hook, Milford Haven, within a national park and adjacent to an existing liquified natural gas storage facility. Christiaan represented this client throughout the entire Development Consent Order application process.
- Advising a local authority land owner in relation to development for fracking in the North of England. Issues included concerns over vibration effects, and whether the landowner could itself grant planning permission for the scheme as parallel local planning authority.
- Acting for The Wolseley Group (an international group of companies specializing in plumbing, heating and cooling, and infrastructure trade). Christiaan advises on development and related issues in the vicinity of gas storage facilities in Jersey. This includes advice on gas hazard risk assessments.
- Advising Shui Wing Limited (incorporated in Hong Kong) on development and related environmental impact assessment and permitting of nearby land for kerosene oil storage at Hong Kong Airport. Shui Wing rolled steel mill was concerned about the ambient temperature of its mill being above the ignition point of the proposed stored kerosene, and absence of the airport's evaluation of explosion risk.
- Acting for Sprit Energy (a subsidiary of Centrica Plc) in relation to development affecting its existing gas exploitation rigs and exploration rights for sub-sea natural gas - The Hornsea Three Offshore Wind Farm Development Consent Order (2020).

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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