



GUILD FORD
B O R O U G H

www.guildford.gov.uk

planningenquiries@guildford.gov.uk
01483 444609
Planning Services
Guildford Borough Council
Millmead House, Millmead
Guildford, Surrey
GU2 4BB

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Trinity Gate is a complex of purpose built block of flats arranged in a 'V' shape with a central courtyard at the rear of the property. As part of the complex is a leisure facility which includes an internal swimming pool. The proposed new flue installation is to be connected to the boilers serving the new of Leisure centre / swimming pool.

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Whittle

Company Name

Trinity Gate Freeholders Ltd. c/o Rendall and Rittner Ltd.

Address

Address line 1

138 St George Wharf

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SW8 2LE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

mr

First name

Richard

Surname

McGuire

Company Name

Waterfield Odam & Associates Ltd.

Address

Address line 1

Amherst House

Address line 2

22 London Road

Address line 3

Riverhead

Town/City

Sevenoaks

County

Country

United Kingdom

Postcode

TN132BW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

It is proposed that a 230mm outside diameter stainless steel flue will be installed from the boilers in the basement that serve the leisure centre externally on the rear of the building up to roof where it will terminate 1 metre above roof line.

The flue will exit the building at ground level (within the inner courtyard area) through the top of the louvre enclosure and will turn through 90 degrees to pass the upstand wall. Then out of view the flue offsets to the base of proposed new riser position. The flue will then rise within the courtyard against the wall up to roof level. The stainless steel flue will be colour coated to match the colour of the brickwork.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

Has the proposal been started?

- Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Final approval accepting completion of conditional approval dated 08/11/2002 for original construction given in Guildford Borough Council letter dated 17th January 2005 - Plan No. BC/FP/02/00398/r1.

The new proposed flue is to replace a defective flue dilution system which has environmental issues and high maintenance costs.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Trinity Gate Location Plan
3103/M01 Proposed New Boiler Flue Route
3103/M02 Proposed New Boiler Flue Route
3103/M03 Proposed New Boiler Flue Route

Select the use class that relates to the existing or last use.

F2 - Local community

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F2 - Local community

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The flue is exposed against an internal wall of the building within a communal courtyard area and will terminate 1 metre above the roof level.
The flue will not be seen from the front of the building on Epsom Road, or any other external position on other sides of the building.
The flue riser will be colour coated to match to match the brick work.
The Trinity Gate complex is not a Listed Building and is not within a designated conservation area.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Trinity Gate, Epsom Road, Guildford GU1 3PW (UNC)

Date (must be pre-application submission)

28/07/2023

Details of the pre-application advice received

But advised submission in respect of a Lawful Development Certificate must be issued, before any guidance or other assistance could be given

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- Yes
- No

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Peter Hudgell

Date

31/07/2023

