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**FAO: Mrs Helen Garside**

28 July 2023

**Our ref: GAO/JOR/SAV/KAT/HDA/U0011639**

**Your ref: 18/00195/LBC / PP- 12337413**

Dear Helen,

**Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE**
**Town and Country Planning Act 1990 (as amended)**
**Approval of Details Applications to Discharge Conditions 33 of Listed Building Consent ref: 18/00195/LBC**

On behalf of our clients, Mr Chris Rokos ("the applicant"), we write to enclose an application for the approval of details required by condition in order to partially discharge Condition 33 (Key Details of New Elements) of Listed Building Consent (ref. 18/00195/LBC) in relation to revised details of the consented external railings at Pond Cottage (Building 7) at Tottenham House and Estate.

**Background**

The application site is at Pond Cottage (Building 7 on the approved masterplan) (previously referred to as the Stewards House, Gardeners Cottage and Estate Office), which is located to the west of the Walled Garden. Pond Cottage is positioned away from the Grade I listed Main House, out of direct view, whilst the Grade II* listed Old Stables lies to the south east and is separated by an open area comprising grassland and a pond. Pond Cottage is a curtilage listed structure and lies within the Grade II* Registered Park and Garden.

Outline Planning Permission (ref. 17/12461/OUT) was granted for: **"Hybrid planning application: 'full application' for change of use and some extension/alteration of Tottenham House and grounds to residential use (C3 use) from educational use (C2 residential institution) and ancillary leisure development, related staff accommodation, and associated landscape works; 'outline application' for outlying related family houses and further related staff accommodation"** on 7 December 2018.

Listed Building Consent (ref. 18/00195/LBC) was granted for: **"Repairs and some extension/alteration to Tottenham House, The Old Stables, the Octagonal Pavilion and other outbuildings and garden walls within the curtilage of Tottenham House, to facilitate re-use as a country house and estate"** on 14 June 2018.

Various design amendments to Pond Cottage were approved in August 2020 "**Internal and external alterations to Pond Cottage, including restoration of the stonework and the roof and chimneys; demolition of the modern concrete porch and steps; reinstatement of rainwater pipes; reinstatement of original openings at ground and lower ground floor levels; installation of a new staircase between ground and lower ground floor levels; and other associated works, in association with its use as residential accommodation**" (ref. 20/02075/LBC).

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A further non-material amendment application (Ref. PL/2021/05113) and listed building consent (ref. PL/2021/04841) were granted on 23 June 2021 for: "**Internal and external alterations to Pond Cottage, including the reinstatement of some elements of the original floorplan; restoration of several original door and window openings; introduction of a new staircase; removal of the existing south and north external steps; the introduction of retaining walls and railings; and the installation of a scheme of external lighting; and other associated works, in association with its continued use as residential accommodation**"

**Pre-Application**

The introduction of railings to the retaining walls at Pond Cottage was approved as part of the 2021 non-material amendment application (Ref. PL/2021/05113) and listed building consent (ref. PL/2021/04841).

Details of the revised proposals were issued informally to Wiltshire Council on 16 May 2023 to agree the procedural mechanism for submission. Wiltshire Council advised on 5 June 2023 that in accordance with Condition 26 of the Outline Planning Permission, the site does not benefit from permitted development rights for buildings, structures, gates, walls, fences or other means of enclosure other than those shown on the approved plans. As such, a non-material amendment application would be required to consider these details. It was agreed that the details could be submitted pursuant to Condition 33 (Key Details of New Elements) of the Listed Building Consent ref. 18/00195/LBC.

As part of this response, Wiltshire Council noted that the increased status of the design seems appropriate as the revised railings are short lengths, in close proximity to the building and are based on a precedent from across the wider Estate.
Concurrently to this application, an approval for non-material amendments (Section 96a) of planning permission ref. 17/12461/OUT has been submitted. For clarity and ease of review, both applications contain the same submission material.

**Conditions for Discharge**

The applicant is seeking to discharge Condition 33 attached to the aforementioned listed building consent (ref. 18/00195/LBC), which, in full, states the following:

**"Key details of new elements -**

**Prior to the installation of the following new works within existing historic areas of the Main House, the Old Stables, Estate Office (existing Gardeners Cottage) and Octagon Pavilion details of the following elements shall be submitted to and approved in writing by the local planning authority:**

- **a) proposed new staircases (Main House, the Old Stables and Estate Office)**
- **b) proposed lobbies, dressing rooms, bathroom/WC enclosures e.g. rooms G14 Cloak Room, G34 Cloak Room, G39 Lobby, F4 Bathroom 2, F16 Her Bathroom, F37 Bathroom 3, F41 Bathroom 4/Dressing Room, F49 Bathroom 6/Dressing Room, F50-51 Bedroom6/Lobby, F57/F58 Lobby/Bedroom 7, F59 Lobby/North-East Corridor, F62 Bathroom 8/Linen Room, M3 Bedroom/En-suite and M4 Bedroom/En-suite**
- **c) new decorative works in rooms where none previously existed e.g. profiles of new cornices and plasterwork**
- **d) new panelling to Octagon Pavilion**
- **e) new clock in the Old Stables**
- **f) any attached new external lighting, including details of the proposed fittings and cabling runs**

**g) proposed new gates within the walled garden**
**h) any remodelling/restoration of roof-lanterns and lay-lights"**

**Proposals**

As the consented works at Pond Cottage have progressed, it has been found that the metal estate railings consented via application references: PL/2021/05113 and PL/2021/04841 would not provide appropriate safety barriers for the height of the walls to the eastern side of the railings and would therefore not comply with Building Regulations.

As such, an alternative design for the external railings is required. The railings contained within this package have been designed to provide an appropriate safety barrier, in compliance with building regulations. The design is considered to be of a complimentary traditional design based on late 19th century railings throughout the Estate.

The proposed railings are not considered to harm the historic significance of this curtilage listed structure, and will actively bring this building into practical and safe use.

The details provided in respect of the external railings at Pond Cottage are considered to be a practical necessity to ensure that the building can be successfully restored to its original function. The proposed materials, methodology and design are sympathetic to the building and are not considered to cause adverse impact on the historic fabric. The proposals are therefore considered to be sensitive and appropriate to the historic design and architectural significance of the building.

Accordingly, we enclose the relevant details to partially discharge LBC Conditions 33 (ref. 18/00195/LBC) in relation to revised details of the consented external railings at Pond Cottage (Building 7) at Tottenham House and Estate, for your formal approval.

Further details, appropriate justification and a summary of the proposals that are being sought for discharge are outlined in the accompanying documentation, prepared by Adam Architecture, and which is submitted in support of this approval of details application to partially discharge Conditions 33 attached to Listed Building Consent (ref. 18/00195/LBC).

Concurrently to the submission of this application, an approval for non-material amendments (Section 96a) of planning permission ref. 17/12461/OUT has been submitted. For clarity and ease of review, both applications contain the same submission material.

**Application Documentation**

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation to partially discharge condition 33 of Listed Building Consent ref 18/00195/LBC:

- Completed Approval of Details Form, ref. PP-12337413, prepared by Gerald Eve LLP;
- Conditions Statement (Dated 24th July 2023), prepared by ADAM Architecture;
- As Consented Railing ref, 6150/PC/119 (dated 4 January 2020), prepared by ADAM Architecture; and
- Proposed Retaining Wall & Railings ref. 6150 PC 199 Rev B (dated 12 May 2023), prepared by ADAM Architecture.

**Summary**

This approval of details application has been submitted via the Planning Portal as detailed above. As this application relates to a Listed Building Consent there is no fee required to be paid by the Applicant.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524), Kathryn Tyne (020 3486 3735) or Hannah Davies (020 7333 6221) of this office.

Yours faithfully,

[redacted]

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Enc. As above via the Planning Portal