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FAO: Mrs Helen Garside

28 July 2023

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

Your ref: 17/12461/OUT / PP- 12337396

Dear Sir / Madam,

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Non-Material Amendment Application to Outline Planning Permission ref: 17/12461/OUT in relation to Pond Cottage

On behalf of our clients, Mr Chris Rokos ("the applicant"), we write to enclose a non-material amendment application in relation to outline planning permission ref: 17/12461/OUT for amendments to 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 of details application to partially discharge Conditions 33 attached to Listed Building Consent (ref. 18/00195/LBC) has been submitted. For clarity and ease of review, both applications contain the same submission material.

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.

Specifically, non-material amendments are sought for the following works:

"**External alterations to Pond Cottage, namely in relation to the revised external railings.**"

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 in relation to a non-material amendment application (Section 96a) to reflect the proposed 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 non-material amendment application.

Concurrently to the submission of this application, an approval of details application to partially discharge Conditions 33 attached to Listed Building Consent (ref. 18/00195/LBC) 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 in relation to a non-material amendment application to outline planning permission ref: 17/12461/OUT:

- Completed Non-Material Amendment Forms, ref. PP-12337396, prepared by Gerald Eve LLP;
- Site Location Plan ref. 6150/PLE-01 (Dated May 2020), prepared by ADAM Architecture;
- 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

The requisite non-material amendments application fee of £234.00 (plus a £64.00 Planning Portal service charge) has been made by our client, concurrent to the submission of this application.

We look forward to confirmation of the registration and subsequent validation of this 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,

Gerald Eve LLP

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Enc. As above via the Planning Portal