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

Your ref: PP-12320771 & PP-12320786

17 July 2023

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Conditions 10 & 27 of Listed Building Consent reference: 18/00195/LBC and Condition 17 of Outline Planning Permission reference: 17/12461/OUT

On behalf of our Client, Mr Chris Rokos ("the Applicant"), we write to enclose an application for the approval of details required by condition, in order to partially discharge Conditions 10 (Method statement for structural engineering works) and 27 (Mechanical and engineering) of Listed Building Consent (ref. 18/00195/LBC) and Condition 17 (Hard and Soft Landscaping) of Outline Planning Permission (ref. 17/12461/OUT) in relation to the below ground drainage proposals in and around the Main House at Tottenham House and Estate.

Background and Planning History

The application site is the Main House which is an 1820s country house and is positioned at the heart of the Estate. The Main House (i.e., Tottenham House) is referred to as 'Building 1' on the approved masterplan of the outline planning permission (ref. 17/12461/OUT).

Outline Planning Permission ('OPP') (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 ('LBC') (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.

Since the grant of the above applications (refs. 17/12461/OUT & 18/00195/LBC), the Applicant has secured numerous approval of details applications to partially discharge works associated with the extant Conditions attached to the OPP and LBC. These approvals include a significant amount of works across the Main House, Old Stables and wider Estate.

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There have also been a number of amendment applications approved across the Estate since the grant of the aforementioned OPP and LBC applications, but which are not relevant to these proposals.

Conditions for Discharge

The Applicant is seeking to partially discharge Conditions 10 and 27 attached to Listed Building Consent reference: 18/00195/LBC and Condition 17 attached to Outline Planning Permission reference: 17/12461/OUT, which, in full, state the following:

LBC Condition 10 - Method Statement for Structural Engineering Works

"Following the carrying out of 'preliminary works' approved under Conditions 5-7 and prior to the commencement of the approved repair and alteration works for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement final details in the form of a method statement for all required structural engineering interventions (including areas of significant replacement or rebuilding, underpinning or insertion of structural steelwork and the load testing of the main staircase) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved schedule."

LBC Condition 27 - Mechanical and Engineering

"Prior to the commencement of any works for the installation of mechanical and engineering services (including provision for heating, lighting, data distribution etc.) in any of the individual buildings referred to in 1.1 to the Listed Building Justification and Work Methodology Statement details of the proposals shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details."

OPP Condition 17 – Hard and Soft Landscaping

"Notwithstanding the details set out in the Landscape Management Plan and Planting Principles reports by Balston Agius dated December 2017, no development shall commence on site in any particular Phase or part thereof until further more detailed schemes of hard and soft landscaping for the Phase or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- **location and current canopy spread of all existing trees and hedgerows on the land;**
- **full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;**
- **a detailed planting specification (Tree and Plant Planting Strategy) showing all plant species, supply and planting sizes and planting densities;**
- **finished levels and contours;**
- **detailed car park and access (internal estate road) layouts;**
- **other vehicle and pedestrian access and circulation areas;**
- **all hard and soft surfacing materials;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
- **proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**
- **retained historic landscape features and proposed restoration, where relevant;**

- **detailed plans and proposals for the future management of the overall estate, to be set out in the more detailed Landscape Management Plan**

Where site specific development is not proposed within a particular Phase or part thereof landscaping shall be carried out in accordance with the broad principles and Planting Principles report by Balston Agius dated December 2017 in any event."

In terms of the approved position for surface and foul water drainage, Compliance Condition 22 attached to the OPP (ref. 17/12461/OUT) states the following:

"**Surface and foul water drainage arrangements for the development hereby approved shall be implemented strictly in accordance with the details set out in the Flood Risk Assessment by Price & Myers dated December 2017.**"

In terms of the specific drainage details, the approved Price & Myers Flood Risk Assessment refers to Peter Deer's Proposed Drainage Services Layout which only included preliminary drainage details and is not an approved document. As such, details of the drainage proposals are reserved by the aforementioned Conditions and are therefore the subject of this approval of details application for below ground drainage details across the Main House.

During pre-application discussions with Wiltshire Council, it was confirmed at a Site Meeting on 04 July 2023 and then following that through email correspondence, that LBC Conditions 10 and 27 and OPP Condition 17 were the correct Conditions to submit the Main House below ground drainage details pursuant to.

Proposals

This approval of details application sets out the appropriate details to satisfy the requirements of and/or partially discharge Conditions 10 (Method statement for structural engineering works) and 27 (Mechanical and engineering) of Listed Building Consent (ref. 18/00195/LBC) and Condition 17 (Hard and Soft Landscaping) of Outline Planning Permission (ref. 17/12461/OUT) in relation to the proposed below ground drainage in and around the Main House at Tottenham House and Estate.

The submitted details are for the repair of the existing below ground drainage system as well as the installation of new below ground drainage to the Main House. The submitted information includes details for the foul and surface water drainage network immediately adjacent to, and below, the Main House - as well as the surface water drainage from the Main House to the open soakaway to the North-East of the house.

During pre-application discussions with Wiltshire Council, the Application Deliverables were discussed at a Site Meeting on 04 July 2023 and then following that confirmed through email correspondence with Officers. During the pre-application correspondence, Wiltshire Council confirmed that an Architectural Statement is not required at this time, given the below ground drainage proposals will be located in the foundations of the house, and not in any visible elements of the building's fabric. It was confirmed that the Structural Method Statement, prepared by Alan Baxter Associates, would suffice and it is this Statement alongside the accompanying drawings that set out the principal details of the Main House below ground drainage proposals and which should be read fully alongside this Covering Letter and the other supporting information submitted as part of this approval of details application.

Please note that where new drainage routes are proposed outside of the Main House, these routes have been co-ordinated with the Aboriculturalist (Keen Consultants) to specifically avoid any tree root protection zones in order to mitigate the effect of any excavations on the landscape and trees.

For the relevant archaeological considerations please refer to the accompanying Archaeology Statement, prepared by BSA Heritage.

The proposed works are considered necessary as part of the overall restoration scheme to conserve and ensure a sustainable future for this Grade I Listed heritage asset, and will be carried out in a sensitive manner to cause the least amount of harm to its historic and architectural significance. The approach taken for these proposed works is considered to be sensitive and appropriate to the historic design and aesthetics of the building, whilst retaining as much of the original historic listed fabric as possible.

Accordingly, we enclose the relevant details to pursuant to LBC Conditions 10 and 27 and OPP Condition 17 in relation to the proposed below ground drainage installations in and around the Main House 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 Alan Baxter Associates and BSA Heritage, and which are submitted in support of this approval of details application to partially discharge Conditions 10 and 27 attached to Listed Building Consent (ref. 18/00195/LBC) and Condition 17 attached to Outline Planning Permission (ref. 17/12461/OUT).

Please note that site wide drainage details across the wider Estate will come forwards in due course via separate approval of details application(s) pursuant to the partial discharge of the relevant Conditions.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation to partially discharge this condition:

- Completed Application Form (ref. PP-12320771 & PP-12320786) (dated 17 July 2023), prepared by Gerald Eve LLP;
- Structural Method Statement, (dated 14 July 2023) prepared by Alan Baxter Associates;
- Proposed Below Ground Drainage Plans and Typical Section Drawings (various dates) prepared by Alan Baxter Associates; and
- Archaeological Assessment (N.D), prepared by BSA Heritage.

Summary

This approval of details application has been submitted via the Planning Portal as detailed above. The requisite application fee of £180.00 (plus £64.00 Admin Fee) has been paid by the Applicant via the Planning Portal. The approval of details application relating to the listed building consent requires no application fee 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]

Gerald Eve LLP

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Enc. As above via the Planning Portal