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

Your ref: PP-12507600

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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 6 & 20 of Listed Building Consent (ref. 18/00195/LBC)

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 relation to the proposed lifting of ground floor finishes and provision of a storage methodology at the Old Stables pursuant to Condition 6 (Site Protection, Removal of Materials etc) and Condition 20 (Floors) attached Listed Building Consent (ref. 18/00195/LBC).

Background

The application site is the Old Stables which is a Grade II* listed 1820 stable block located to the north-west of the Main House within the wider Tottenham House Estate. The Old Stables is referred to as 'Building 2' on the approved masterplan of the Outline Planning Permission (ref. 17/12461/OUT).

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.

Applications for Non-Material Amendments (ref. PL/2021/07105) and Listed Building Consent (ref. PL/2021/06903) were approved in March 2022 for: **"Internal and external alterations, reconfiguration, restoration and refurbishment throughout the Old Stables block, including restoration of the stonework and chimneys; restoration of rainwater goods; restoration of doors and staircases; restoration of other internal elements and finishes; restoration and upgrading of the ground floor level structure; removal of unoriginal openings; reinstatement of original openings; reinstatement of original floorings; reinstatement of the original internal layouts; reinstatement and upgrading of the first floor level structure; opening up first floor level ceilings; rebuilding of the clock tower and timber roof; installation of new windows and doors; installation of domestic services; and other associated and ancillary works".**

Relevant Condition Discharges

On 09 July 2021, an approval of details application (ref. PL/2021/04490) was approved in respect of the submission of a revised and updated condition survey of the Old Stables, which was required to inform the refurbishment works moving forward. This condition survey confirmed that the majority of the Ground Floor

rooms retain elements (albeit in very poor condition) of original finishes, all of which are much degraded by water ingress and associated damage. The condition survey further confirmed that the majority of the original Ground Floor flagstones, setts and brick paviours are in-situ, albeit they are all in poor to very poor condition.

An approval of details application (ref. 21/01878/LBDC) was approved on 01 June 2021 and subsequently updated on 15 July 2021 in respect of LBC Condition 10 (Method Statement for Structural Engineering Works), Condition 13 (Masonry Cleaning), Condition 14 (Stone Repairs) and 15 (Brick Repairs). The Decision Notice confirms that the proposed stonework repairs are generally required to be in accordance with the details approved within the Listed Building Justification and Work Methodology Statement Appendix II – General Stonework Restoration & Recording Methodology Statement. Final details of the proposals for brickwork repairs including details of new bricks, brick bond, mortar and details of pointing were also approved.

Conditions for Discharge

The Applicant is seeking to partially discharge Conditions 6 and 20 attached to Listed Building Consent (ref. 18/00195/LBC).

Condition 6 – Site Protection, Removal of Materials etc.

"Following the completion of 'set up and safety works' approved under Condition 5 for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement and prior to any further works for the removal of internal fittings or fixtures or external surfaces or finishes, a scheme for the protection of historic fabric (which may include but not be restricted to, plasterwork, ironwork, fireplaces, internal and external floor finishes, doors, windows, staircases, cupboards, stall partitions, wall linings and other woodwork etc.) shall be submitted to and approved in writing by the Local Planning Authority. The presumption should be for the retention and protection of such items in situ wherever possible. However, where it is essential that items are removed from the building for storage the scheme shall include a justification for removal, details of proposals for recording the original location of the items, details of proposed safe storage and a schedule and a timescale for their subsequent reinstatement. The works shall be carried out in accordance with the approved details.

Condition 20 – Floors

"Notwithstanding the general details shown within the Condition Survey and Schedule of Works Reports Vol I-V and VIII (updated) and IX the presumption should be in favour of retaining all historic floors (including floorboards and flagstones) in situ. Prior to the commencement of any works for the lifting, removal or replacement of any historic floors or floor finishes (other than where these have previously been agreed for removal as part of dry rot fabric removals or under condition 5) within any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, a schedule of proposals for the storage, treatment, reinstatement and making good of the floors shall be submitted to and approved in writing by the Local Planning Authority. As appropriate this shall include:

a) **a methodology for the lifting, retention and storage of floorboards. Final details of the proposed areas to be lifted. Details of proposals for their reinstatement;**

b) **a methodology for the lifting, retention and storage of flagstones. Final details of the proposed areas to be lifted. Details of proposals for their reinstatement;**

c) **a detailed specification for proposed limecrete floors;**

d) **detailed specifications from appropriate specialist contractors for the repair and restoration of specialist floor finishes including parquet, marble, marquetry;**

e) **details of any proposed new or replacement floor finishes.**

The works shall be carried out in accordance with the approved details."

Proposals

This approval of details application sets out the appropriate details to satisfy the requirements of and partially discharge Condition 6 (Site Protection, Removal of Materials etc) and Condition 20 (Floors) of Listed Building Consent (ref. 18/00195/LBC) in relation to the proposed lifting of ground floor finishes and provision of a storage methodology at the Old Stables at Tottenham House and Estate.

It is proposed to lift all of the existing floor finishes throughout the ground floor level of the Old Stables to enable the installation of suitable substrates (both limecrete and concrete slabs), new mechanical and electrical services and drainage system and to accommodate for interior design finishes befitting the building's new multi-functional use.

Although the interior details are being developed and therefore currently in abeyance and will be submitted in due course for Condition 20 discharge, the intention remains for any existing floor finishes to be re-used where possible. However, the gazetteer of existing floor finishes (ref. 6150/CE-110) appended to the submitted Justification Statement, shows that the ground floor finishes have been subject to considerable alterations over time, and consist of different materials generally in poor condition.

All removed flagstone/brick paviour/stone setts will be retained and archived for potential refitting. All salvageable finishes will be labelled with individual IDs, as set out in the ADAM Architecture methodology, so that they can be reinstated in the appropriate location if desired. In terms of storage, all finishes will be placed in an appropriately secure and covered environment to ensure adequate protection. The existing archive store on site is currently full and so does not have space to store the floor finishes proposed to be removed. As such, the Estate Manager has found a new location for the safe storage and archiving of the floor finishes within an agricultural storage barn at nearby Manor Farm in Little Bedwyn. This storage barn is fully secure and weathertight and will ensure that the floor finishes will be adequately protected for potential re-use. The floor finishes will be recorded and labelled according to their location and then placed on wooden pallets with their unique IDs inscribed for potential reinstatement. No removal of floor finishes or any other relevant items/materials will be undertaken until Officers have confirmed that the proposed archiving strategy is acceptable.

Details of the proposed floor finishes throughout the ground floor have been approved and consented as part of Non-Material Amendment (ref. PL/2021/07105) and Listed Building Consent (ref. PL/2021/06903) approved in March 2022 (drawing no. 6150/CE-118). Finalised details of the floor finishes across the remainder of the building will come forward in due course once an Interior Designer has been instructed and will be submitted pursuant to LBC Condition 20.

For the avoidance of doubt, ADAM Architecture's Existing Ground Floor Plan (ref. 6150/CE-110) shows the floor layouts as existing.

BSA Heritage will undertake a Watching Brief for ongoing archaeological monitoring and a commitment to report any features of interest found as works progress.

Conclusion

These works are believed to be appropriate for the restoration of this Grade II* listed building, whilst actively bringing this building into practical use and protecting the significance of the heritage asset.

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, which are submitted in support of this approval of details application to partially discharge Conditions 6 and 20 attached to Listed Building Consent (ref. 18/00195/LBC).

Application Documentation

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

- Application Forms (ref. PP-12507600), prepared by Gerald Eve LLP;
- Existing Ground Floor Plan (ref. 6150) (dated October 2021), prepared by ADAM Architecture;
- Condition Statement (dated 27 September 2023), prepared by ADAM Architecture;
- Methodology Statement – Lifting of Existing Floor Finishes (dated 15 September 2023), prepared by ADAM Architecture; and
- Methodology Statement – Removal of Concrete Floor Finishes (dated 27 September 2023), prepared by ADAM Architecture.

FOR INFORMATION PURPOSES ONLY:

- Proposed Floor Finishes (ref. 6150/CE-118) (dated February 2022), 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,

Gerald Eve LLP

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Enc. As above via the Planning Portal

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