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

Your ref: PP-12624046

29 November 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 Pond Cottage 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 southeast 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.

Application for Non-Material Amendment (ref: 17/12461/OUT) were approved in July 2020 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. (Re-consultation - amended proposal - outlying family houses and further related staff accommodation to be in outline only)."**

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Listed Building Consent (ref. 20/05075/LBC were approved in July 2020 for: "**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.**"

Since the grant of the above applications, the Applicant has secured permission for numerous approvals of details applications to partially discharge works associated with the Conditions attached to the extant OPP and LBC approvals (refs. 17/12461/OUT & 18/00195/LBC). These approvals include a significant amount of works at Pond Cottage, including for making the building wind and weather tight and details of final finishes within the building.

Relevant conditions for discharge

An approval of details application (Ref. 20/10506/LBDC) relating to the proposed MEP within Pond Cottage was approved by Wiltshire on 14 December 2020 (LBC condition 27 – mechanical & ventilation). This application included the proposed location of soil vent pipes within the building.

A separate approval of details application (LBC condition 27 - mechanical & engineering) was submitted on 13 September 2023 to reflect the updated dimensions of the service pit and small amendments to the location of services. The application is currently pending determination with Wilshire Council.

Proposals for the below ground drainage within and around the Main House were approved by Wiltshire Council on 27 September 2023 (refs. PL/2023/05926 & PL/2023/05944). Additionally, proposals for the below ground drainage at the Old Stables has been submitted to Wiltshire Council and is currently pending determination (ref. PP-12608656). The principle and justification for the Main House and for the Old Stables below ground drainage works are replicated within this submission for the Pond Cottage below ground drainage works.

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:

<u>LBC Condition 10 - Method Statement for Structural Engineering Works</u>

"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."

<u>LBC Condition 27 - Mechanical and Engineering</u>

"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 Page 3 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 relation to 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 which predominantly related to areas in and around the Main House and is not an approved document under the extant OPP. 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 in and around Pond Cottage.

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 Pond Cottage at Tottenham House and Estate.

During informal 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 Pond Cottage below ground drainage details pursuant to. The same deliverables that were discussed at the Site Meeting and which have been submitted for the Main House and Old Stables below ground drainage proposals, have been prepared and are submitted as part of this approval of details application.

The submitted details are for the installation of a full restoration and replacement of the below ground foul and surface water drainage system. The existing below ground drainage system is inadequate, and in order to be fit for purpose and meet modern standards which accords with Building Regulations, needs wholesale replacement (as is proposed under this application). The proposal is essential to allow Pond Cottage to function appropriately as a modern facility fit for 21st Century living and leisure use, as has been consented and as the Owner intends to use the building.

The submitted information also includes details of new foul drainage points which are to be introduced throughout the lower ground floor of Pond Cottage to ensure the functionality of the building. The proposed new route of the drainage system will navigate below or through the footings of Pond Cottage and will connect to the existing discharge points and a proposed septic tank to the south of the building - which will from part of a forthcoming application for site-wide drainage. The majority of the below ground drainage is located externally. As mentioned, there are cases where the drainage runs beneath or through the footings of Pond Cottage. Where feasible, the drop points have been rationalised to minimise the number of penetrations with the existing footings.

The below ground drainage proposals have been carefully designed to minimise intervention to the building and cause the least harm to the historic fabric. For exact locations of the proposed below ground drainage routes, please refer to the submitted Alan Baxter Associates plans: *'Proposed Below Ground Drainage Plan'* (ref. 1896/10/PC209 Rev G).
Please refer to the submitted proposed Typical Drainage Details Sheets 1 (ref. 1896/10/PC251 Rev A) for section details of where the drains pass though the footing and the specific drainage and how they would be constructed and interact with the existing fabric and other features within Pond Cottage.

Summary

The proposed works are considered necessary as part of the overall restoration scheme to conserve and ensure a sustainable future for this Curtilage Listed building. The works 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 Pond Cottage 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 ADAM Architecture, 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).

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 (refs. PP-12624046) (dated 29 November 2023), prepared by Gerald Eve LLP;
- Structural Method Statement (dated 21 November 2023) prepared by Alan Baxter Associates;
- Proposed Below Ground Drainage Plans and Typical Section Drawings (various dates) prepared by Alan Baxter Associates; and
- Architectural Justification Statement (dated 23 November 2023) prepared by ADAM Architecture.

An Archaeology Assessment, prepared by BSA Heritage, is currently being prepared given the proposed drainage works will disturb below ground features and will be submitted in due course once finalised.

Summary

This approval of details application has been submitted via the Planning Portal as detailed above. The requisite application fee of £180.00 (including a £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), Hannah Davies (020 7333 6221) or Belinda Neilson (0203 486 3782) of this office.

Yours faithfully,



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