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11 April 2024

Dear Sir/Madam

Partial Discharge of Condition

Application No:	PL/2023/06852
Proposal:	Partial Discharge of conditions 6, 10, 20, 27, 29 and 32 of 18/00195/LBC - First floor and mezzanine full details
Site Address	Tottenham House, Savernake, Marlborough, Wilts, SN8 3BE
On Behalf of	Mr Chris Rokos

Thank you for your recent application for the partial discharge of Condition 6 (Site protection, removal of materials etc.), Condition 10 (Method Statement for Structural Engineering Works) and Condition 27 (Mechanical and Engineering) in relation to the First Floor and mezzanine levels of the main house (and including the first floor/ground floor ceiling zone). Condition 6 required details for the removal and/or protection of internal fittings, fixtures, surfaces and materials and works to facilitate the works. Condition 10 required the submission of details for structural engineering works, Condition 27 required the submission of details for the installation of services within the building.

The proposals set out the detailed proposals for achieving the first fix MEP installation (including service layouts and builderswork openings to facilitate these) within the rooms and floor void of the main house for the First Floor and Mezzanine and, in so far as the locations for fixings for pendent lights are concerned only, to the Ground Floor ceilings. In addition details are included for elective strengthening a) in selected first floor and mezzanine bathrooms to allow for upgraded bathroom fixtures and fittings and b) to facilitate the hanging of pendant lights on the ground floor. In addition, details (structural and works for a safety balustrade) are set out to facilitate the use of the East Portico as a terrace.

The details are summarised in your covering letter ref. GAO/JOR/SAV/KAT/HDA/U0011639 dated 11th August 2023. Details are set out within the following documents included with your initial application and in additional plans submitted via email and dated 19th January 2024:

Size Group

- F57 Fireplace Protection Method and Sequence Statement dated December 2023

ADAM Architecture
Enabling and Structural Alterations

• 6150_610 G Enabling and Structural Alterations Mezzanine Floor Plan 1_50 Zone F & G Rev G
• 6150_620 G Enabling and Structural Alterations First Floor Plan 1_50 Zone E Rev G
• 6150_621 H Enabling and Structural Alterations First Floor Plan 1_50 Zone F Rev H
• 6150_622 G Enabling and Structural Alterations First Floor Plan 1_50 Zone G Rev G
• 6150_623 G Enabling and Structural Alterations First Floor Plan 1_50 Zone H Rev G
• 6150_624 G Enabling and Structural Alterations First Floor Plan 1_50 Zone J Rev G
• 6150_625 H Enabling and Structural Alterations First Floor Plan 1_50 Zone K Rev H
• 6150_626 G Enabling and Structural Alterations First Floor Plan 1_50 Zone L Rev G

MEP Builderswork Details

• 6150_2006 MEP Builderswork Details - First Floor - Wall Openings 7 No Rev
• 6150_2007 MEP Builderswork Details - First Floor - Wall Openings 8 No Rev
• 6150_2051C Proposed Bathroom Floor Finish Details Rev C
• 6150_2072A MEP Dropped Ceiling Detail 4- G15 Rev A
• 6150_2090C Partition Wall Details Rev C

Builderswork Plans

• 6150_778 BWIC MEP Mezzanine Floor Plan 1_50 Zone F & G No Rev
• 6150_779 BWIC MEP First Floor Plan 1_50 Zone E No Rev
• 6150_780 BWIC MEP First Floor Plan 1_50 Zone F No Rev
• 6150_781 BWIC MEP First Floor Plan 1_50 Zone G No Rev
• 6150_782 BWIC MEP First Floor Plan 1_50 Zone H No Rev
• 6150_783 BWIC MEP First Floor Plan 1_50 Zone J No Rev
• 6150_784 BWIC MEP First Floor Plan 1_50 Zone K No Rev
• 6150_785 BWIC MEP First Floor Plan 1_50 Zone L No Rev

East Portico

• 6150_610 East Portico Terrace Plan and Elevations Rev A
• 6150_611 East Portico Terrace Sections and Plan Rev A
• 6150_612 East Portico Terrace Details 1 of 2 Rev A
• 6150_613 East Portico Terrace Details 2 of 2 Rev A

Alan Baxter Associates
Proposed – Details

• ABA - First Floor Timber Repairs and Alterations Sheet 2 (-SK-S-2062) Rev C
• ABA - First Floor Timber Repairs and Alterations Sheet 3 (-SK-S-2063) Rev B
• ABA - First Floor Timber Repairs and Alterations Sheet 4 (-SK-S-2064) No Rev
• ABA - First Floor Timber Repairs Sheet 1 (-SK-S-2060) Rev E
• ABA - General Structural Notes and Schedules (-DR-S-2001) Rev O
• ABA - Portico Timber Rood Timber Stiffening Details (-SK-S-2061) Rev B
• ABA - Service Riser Details Sheet 1 (-SK-S-2070) Rev D
• ABA - Stiffening of timber beams typical details (-SK-S-2039) No Rev
• ABA - Typical Light Strengthening Details (-SK-S-2050) Rev A
• ABA - Typical Timber Builderswork Details (-DR-S-2031) Rev J

GAs – Clean

• ABA - First Floor Plan Zone E (-DR-S-2E04) Rev D
• ABA - First Floor Plan Zone F (-DR-S-2F04) Rev M
• ABA - First Floor Plan Zone G (-DR-S-2G04) Rev G

• ABA - First Floor Plan Zone H (-DR-S-2H04) Rev E
• ABA - First Floor Plan Zone J (-DR-S-2J04) Rev X
• ABA - First Floor Plan Zone K (-DR-S-2K04) Rev K
• ABA - First Floor Plan Zone L (-DR-S-2L04) Rev E
• ABA - Second Floor Plan Zone K (-DR-S-2K05) Rev F

FOR INFORMATION ONLY – Previously Consented Plans

• ABA - Mezzanine and Ground Floor Timber Repairs (-SK-S-2059) No Rev
• ABA - Primary Trussed Timber Floor Beam Repair Detail (-SK-S-2053) Rev A
• ABA - Proposed Service Riser Sections (-SK-S-2093) Rev E
• ABA - Service Riser Details Sheet 2 (-SK-S-2071) Rev B
• ABA - Stiffening of Timber Beams - Timber Trussed (-SK-S-2037) Rev C
• ABA - Stiffening of Timber Beams Assumed Sequence of Construction (-SK-S-2035) Rev A
• ABA - Stiffening of Timber Floors Doubling up Joists (-SK-S-2034) Rev C
• ABA - Stiffening of Timber Floors Doubling up Secondary beams(-SK-S-2036) Rev B
• ABA - Stiffening of Timber Floors Room F17 Primary beam (-SK-S-2033) Rev A
• ABA - Stiffening of Timber Trussed Beams (-SK-S-2038) No Rev
• ABA - Structural Repairs Typical Details Sheet 1 (-SK-S-2041) Rev H
• ABA - Structural Timber Repairs Sheet 1 (-SK-S-2051) Rev A
• ABA - Structural Timber Repairs Sheet 2 (-SK-S-2052) Rev C
• ABA - Typical Details Services Builderswork Openings (-DR-S-2032) Rev G
• ABA – Main House Second Floor Timber Repairs Sheet 01 (-SK-S-2065) no Rev
• ABA – Typical Timber Builderswork Details Sheet 01 (-SK-S-2030) Rev D

Vector Design
• THB001-VEC-XX-01-DR-B-104E-C4 - Combined Services - Builderswork - First Floor - Zone E
• THB001-VEC-XX-01-DR-B-104F-C4 - Combined Services - Builderswork - First Floor - Zone F
• THB001-VEC-XX-01-DR-B-104G-C4 - Combined Services - Builderswork - First Floor - Zone G
• THB001-VEC-XX-01-DR-B-104H-C4 - Combined Services - Builderswork - First Floor - Zone H
• THB001-VEC-XX-01-DR-B-104J-C4 - Combined Services - Builderswork - First Floor - Zone J
• THB001-VEC-XX-01-DR-B-104K-C4 - Combined Services - Builderswork - First Floor - Zone K
• THB001-VEC-XX-01-DR-B-104L-C4 - Combined Services - Builderswork - First Floor - Zone L

• THB001-VEC-XX-01-DR-E-104E-P4 - Electrical Services - Lighting Layout - First Floor - Zone E
• THB001-VEC-XX-01-DR-E-104F-P4 - Electrical Services - Lighting Layout - First Floor - Zone F
• THB001-VEC-XX-01-DR-E-104G-P4 - Electrical Services - Lighting Layout - First Floor - Zone G
• THB001-VEC-XX-01-DR-E-104H-P4 - Electrical Services - Lighting Layout - First Floor - Zone H
• THB001-VEC-XX-01-DR-E-104J-P7 - Electrical Services - Lighting Layout - First Floor - Zone J
• THB001-VEC-XX-01-DR-E-104K-P4 - Electrical Services - Lighting Layout - First Floor - Zone K
• THB001-VEC-XX-01-DR-E-104L-P4 - Electrical Services - Lighting Layout - First Floor - Zone L

• THB001-VEC-XX-01-DR-E-204E-C4 - Electrical Services - Small Power - First Floor - Zone E
• THB001-VEC-XX-01-DR-E-204F-C4 - Electrical Services - Small Power - First Floor - Zone F
• THB001-VEC-XX-01-DR-E-204G-C4 - Electrical Services - Small Power - First Floor - Zone G
• THB001-VEC-XX-01-DR-E-204H-C4 - Electrical Services - Small Power - First Floor - Zone H
• THB001-VEC-XX-01-DR-E-204J-C4 - Electrical Services - Small Power - First Floor - Zone J
• THB001-VEC-XX-01-DR-E-204K-C4 - Electrical Services - Small Power - First Floor - Zone K
• THB001-VEC-XX-01-DR-E-204L-C4 - Electrical Services - Small Power - First Floor - Zone L

• THB001-VEC-XX-01-DR-E-304E-C4 - Electrical Services - Electrical Distribution - First Floor - Zone E
• THB001-VEC-XX-01-DR-E-304F-C4 - Electrical Services - Electrical Distribution - First Floor - Zone F
• THB001-VEC-XX-01-DR-E-304G-C4 - Electrical Services - Electrical Distribution - First Floor - Zone G
• THB001-VEC-XX-01-DR-E-304H-C4 - Electrical Services - Electrical Distribution -First Floor - Zone H

• THB001-VEC-XX-01-DR-E-304J-C4 - Electrical Services - Electrical Distribution - First Floor - Zone J
• THB001-VEC-XX-01-DR-E-304K-C4 - Electrical Services - Electrical Distribution - First Floor - Zone K
• THB001-VEC-XX-01-DR-E-304L-C4 - Electrical Services - Electrical Distribution - First Floor - Zone L

• THB001-VEC-XX-01-DR-M-104E-C4 - Mechanical Services - Heating - First Floor - Zone E
• THB001-VEC-XX-01-DR-M-104F-C4 - Mechanical Services - Heating - First Floor - Zone F
• THB001-VEC-XX-01-DR-M-104G-C4 - Mechanical Services - Heating - First Floor - Zone G
• THB001-VEC-XX-01-DR-M-104H-C4 - Mechanical Services - Heating - First Floor - Zone H
• THB001-VEC-XX-01-DR-M-104J-C4 - Mechanical Services - Heating - First Floor - Zone J
• THB001-VEC-XX-01-DR-M-104K-C4 - Mechanical Services - Heating - First Floor - Zone K
• THB001-VEC-XX-01-DR-M-104L-C4 - Mechanical Services - Heating - First Floor - Zone L

• THB001-VEC-XX-01-DR-M-204E-C3 - Mechanical Services - H&C Water - First Floor - Zone E
• THB001-VEC-XX-01-DR-M-204F-C3 - Mechanical Services - H&C Water - First Floor - Zone F
• THB001-VEC-XX-01-DR-M-204G-C3 - Mechanical Services - H&C Water - First Floor - Zone G
• THB001-VEC-XX-01-DR-M-204H-C3 - Mechanical Services - H&C Water - First Floor - Zone H
• THB001-VEC-XX-01-DR-M-204J-C3 - Mechanical Services - H&C Water - First Floor - Zone J
• THB001-VEC-XX-01-DR-M-204K-C3 - Mechanical Services - H&C Water - First Floor - Zone K
• THB001-VEC-XX-01-DR-M-204L-C3 - Mechanical Services - H&C Water - First Floor - Zone L

• THB001-VEC-XX-01-DR-M-304E-C5 - Mechanical Services - Ventilation & Cooling - First Floor - Zone E
• THB001-VEC-XX-01-DR-M-304F-C5 - Mechanical Services - Ventilation & Cooling - First Floor - Zone F
• THB001-VEC-XX-01-DR-M-304G-C5 - Mechanical Services - Ventilation & Cooling - First Floor - Zone G
• THB001-VEC-XX-01-DR-M-304H-C5 - Mechanical Services - Ventilation & Cooling - First Floor - Zone H
• THB001-VEC-XX-01-DR-M-304J-C5 - Mechanical Services - Ventilation & Cooling - First Floor - Zone J
• THB001-VEC-XX-01-DR-M-304K-C5 - Mechanical Services - Ventilation & Cooling - First Floor - Zone K
• THB001-VEC-XX-01-DR-M-304L-C5 - Mechanical Services - Ventilation & Cooling - First Floor - Zone L

• THB001-VEC-XX-01-DR-P-104E-C3 - Mechanical Services - Public Health - First Floor - Zone E
• THB001-VEC-XX-01-DR-P-104F-C4 - Mechanical Services - Public Health - First Floor - Zone F
• THB001-VEC-XX-01-DR-P-104G-C3 - Mechanical Services - Public Health - First Floor - Zone G
• THB001-VEC-XX-01-DR-P-104H-C3 - Mechanical Services - Public Health - First Floor - Zone H
• THB001-VEC-XX-01-DR-P-104J-C3 - Mechanical Services - Public Health - First Floor - Zone J
• THB001-VEC-XX-01-DR-P-104K-C3 - Mechanical Services - Public Health - First Floor - Zone K
• THB001-VEC-XX-01-DR-P-104L-C3 - Mechanical Services - Public Health - First Floor - Zone L

• THB001-VEC-XX-M1-DR-B-103F-C3 - Combined Services - Builderswork - Mezzanine Floor - Zone F
• THB001-VEC-XX-M1-DR-E-103F-P1 - Electrical Services - Lighting Layout - Mezzanine - Zone F
• THB001-VEC-XX-M1-DR-E-203F-C4 - Electrical Services - Small Power - Mezzanine - Zone F
• THB001-VEC-XX-M1-DR-E-303F-C4 - Electrical Services - Electrical Distribution - Mezzanine - Zone F
• THB001-VEC-XX-M1-DR-M-103F-C3 - Mechanical Services - Heating - Mezzanine Floor - Zone F
• THB001-VEC-XX-M1-DR-M-203F-C3 - Mechanical Services - H&C Water - Mezzanine Floor - Zone F
• THB001-VEC-XX-M1-DR-M-303F-C3 - Mechanical Services - Ventilation & Cooling - Mezzanine Floor - Zone F
• THB001-VEC-XX-M1-DR-P-103F-C3 - Mechanical Services - Public Health - Mezzanine Floor - Zone F

The above plans are approved in so far as they set out the detailed proposals for achieving the first fix service installation (service layouts and facilitating builderswork) and some typical details, including strengthening and additional repairs) to facilitate the fit out of rooms on the First Floor and Mezzanine. However, final details of the specific lighting and small power installations (including numbers, locations and types of sockets and light fittings etc.) are NOT APPROVED at this stage as insufficient detail is available to allow assessment of these. In addition the proposed works required (structural and safety balustrade) to facilitate use of the East Portico as a terrace are approved.

The proposed distribution and general layout in respect of the ground floor (in so far as this is achieved via

the ceiling void between these floors - i.e. in respect of pendent light fixings) and additional structural strengthening works to facilitate the hanging of these pendant lights is also agreed. However, the complete submission for the ground floor has not yet been received or assessed and this approval should therefore NOT BE CONSIDERED AS PROVIDING APPROVAL for the detailed installation of fittings on this floor (and particularly not in relation to the number and type of fittings such as light fittings/switches etc.).

It is noted that an overall strategy for achieving the MEP installation, with typical details has also been received and is dealt with under the separate condition discharge application PL/2023/02320. The details within the current application relate back to and are understood to be in compliance with this overall strategy.

Subject to the exceptions noted above, it is considered that the proposals constitute an appropriate scheme for achieving the installation of the required services which will limit the impact on historic fabric and character so far as possible and in compliance with the requirements of conservation legislation and policy. The works are therefore considered to be acceptable and should now be carried out in accordance with the details listed above.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition.

Yours faithfully
Head of Development Management