

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2024/09243

Decision Date: 15/09/2025

Applicant:	Esturmy Construction Limited C/O Agent, London, W1T 3JJ
Particulars of Development:	Repairs and extension/alteration to Tottenham House (including the erection of a Picture Gallery extension), the Old Stables, the Octagon Pavilion and other outbuildings and garden walls within Tottenham House and Estate to facilitate re-use as a Country House and Estate.
At:	Tottenham House, Savernake, Marlborough, SN8 3BE

In pursuance of its powers under the above Act, the Council hereby **GRANT LISTED BUILDING CONSENT** for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent. REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Newmark

- Newmark Cover Letter dated 15 May 2025

BSA Heritage

- Archaeological Desk-Based Assessment Addendum dated October 2024

Alan Baxter Associates

- Structural Engineering Notes dated October 2024
- TH - Picture Gallery and Tunnels - Notes on Movement Monitoring (ref. THB047-ABA-PG-XX-SP-S-0004 Rev B)

ADAM Architecture_

- Estate Location Plan (ref. SLP-001)
- Picture Gallery Sub-Basement Floor Plan as Proposed (ref. 6150_PLH-01 Rev D)
- Picture Gallery Lower Ground Floor Plan as Proposed (ref. 6150_PLH-02 Rev F)
- Picture Gallery Ground Floor Plan as Proposed (ref. 6150_PLH-03 Rev F)
- Picture Gallery First Floor Plan as Proposed (ref. 6150_PLH-04 Rev F)
- Picture Gallery Second Floor Plan as Proposed (ref. 6150_PLH-05 Rev G)
- Picture Gallery Roof Plan as Proposed (ref. 6150_PLH-06 Rev E)
- Picture Gallery Proposed North and South Elevations (ref. 6150_PLH-10 Rev F01)
- Picture Gallery Proposed Swimming Pool and Picture Gallery Elevations (ref. 6150_PLH-12 Rev F01)
- Picture Gallery Proposed North and East Full Elevations (ref. 6150_PLH-18 Rev F)
- Picture Gallery Proposed North and South Elevations to North Parterre (ref. 6150_PLH-20 Rev E)
- Picture Gallery Proposed Section A-A (ref. 6150_PLH-21 Rev B)
- Building 2A - Proposed Tunnel Lower Ground Floor and Sub-Basement (ref. 6150_PLE-401 Rev E)
- Building 2A – Proposed Tunnel Lower Ground and Ground Floor Plan (ref. 6150_PLE-451 Rev D)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The development shall be constructed in strict accordance with the mitigation measures set out in the Ecology Assessment and Protected Species & Enhancement Report prepared by Naturally Wild (dated December 2017), and the 2887-1 Tottenham House Preliminary Ecological Appraisal (dated 21 August 2024), 2887 Tottenham House - Great Crested Newt Survey Report V2 (dated 02 September 2024) and 2887-1 Tottenham House (Walled Garden) Preliminary Ecological Appraisal V5 (dated 19 September 2024) prepared by Focus Environmental Consultants.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 4** Any below ground works in connection with the Picture Gallery (building no. 47) and Tunnels (building no. 2A) where they interface with the Main House (building no. 1), Old Stables (building no. 2) or Walled Garden Walls shall be done so in compliance with the Written scheme of investigation [WSI] for a programme of archaeological monitoring and recording (dated February 2019) prepared by Foundations Archaeology approved under application reference: 19/03597/DOC, or unless any updated details are agreed in writing with the Local Planning Authority.

REASON: To enable the recording of any matters of archaeological interest.

- 5 All works undertaken in connection with the Picture Gallery (building no. 47) and Tunnels (building no. 2A) where they interface with the Main House (building no. 1), Old Stables (building no. 2) or Walled Garden Walls shall be done so in compliance with the written specification for the creation of a building record (dated February 2019) prepared by ADAM Architecture approved under application reference: 19/02589/LBDC, or unless any updated details are agreed in writing with the Local Planning Authority.

REASON: To enable the proper recording of the historic estate and its development.

- 6 A schedule of any additional investigative works required to allow the final specification of works in connection with the Picture Gallery (building no. 47) and Tunnels (building no. 2A) where they interface with the Main House (building no. 1), Old Stables (building no. 2) or Walled Garden Walls shall be submitted to and approved in writing by the local planning authority prior to the works commencing. The investigative works shall be carried out in accordance with the details hereby approved.

REASON: In the interests of preserving the character, appearance and historic fabric of the listed building and in order to control the final specification for the development.

- 7 Full details of any additional structural engineering interventions or works in connection with the Picture Gallery (building no. 47) and Tunnels (building no. 2A) where they interface with the Main House (building no. 1), Old Stables (building no. 2) or Walled Garden Walls (including areas of significant replacement or rebuilding, underpinning or insertion of structural steelwork etc.) 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.

REASON: In the interests of preserving the character, appearance and historic fabric of the listed building as final details for the implementation of the proposed works have not been provided.

- 8 Prior to the commencement of repairs or rebuilding of any part of the Walled Garden walls or works associated with the Pool House Complex (building no. 36) and Tunnels (building no. 2A), detailed schedule(s) of the proposed repairs indicating the scope and nature of the works 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(s).

REASON: To control the specification of the works and in the interests of preserving the character, appearance and historic fabric of the listed building as detailed proposals have not yet been provided.

- 9** Prior to the commencement of any new above ground construction of the Picture Gallery (building no. 47), large scale details of the following elements shall be submitted to and approved in writing by the Local Planning Authority:

- a) details of all new materials;
- b) large scale details of proposed eaves and verges at not less than 1:5;
- c) details of proposed new external joinery details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2;
- d) proposed rainwater goods shall be lead or painted cast iron as appropriate;
- e) details of any required flues, extract ducts, vents, grilles and meter housings.

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

For the avoidance of doubt, all below ground works can commence in accordance with the approved details once the final Scheme of Movement Monitoring has been approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the historic character and appearance of the listed building as detailed proposals have not yet been submitted.

- 10** Prior to the installation of the following new works within existing historic areas of the Main House (building no. 1) and the Old Stables (building no. 2) details of the following elements shall be submitted to and approved in writing by the local planning authority:

- a) proposed new staircases;
- b) any attached new external lighting or cctv cameras, including details of the proposed fittings and cabling runs.

REASON: In the interests of preserving the historic character and appearance of the listed building as detailed proposals have not yet been submitted.

- 11** Prior to the commencement of any works for the construction of the Picture Gallery (building no. 47) or its adjacent Tunnels (building no. 2A) (including the link to the main house) a final Scheme of Movement Monitoring, in accordance with the approved "Notes on Movement Monitoring Tottenham House Picture Gallery Alan Baxter Associates July 2025", shall be submitted to and approved in writing by the LPA. n.b. the Scheme should include provisions for notifying the LPA and advising them of the action taken in the event that specified alert level thresholds are triggered.

The approved works shall thereafter be carried out in accordance with the approved Scheme.

REASON: In the interests of preserving the historic character and appearance of the listed building as detailed proposals have not yet been submitted.

- 12** Prior to the commencement of any works for the construction of the Pool House (building no. 36) or its adjacent Tunnels (building no. 2A) (including the link to the subterranean spa) a final Scheme of Movement Monitoring shall be submitted to and approved in writing by the LPA. n.b. the Scheme should include provisions for notifying the LPA and advising them of the action taken in the event that specified alert level thresholds are triggered.

The approved works shall thereafter be carried out in accordance with the approved Scheme.

REASON: In the interests of preserving the historic character and appearance of the listed building as detailed proposals have not yet been submitted.

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <https://www.gov.uk/appeal-planning-decision>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficient is a challenge and unique solutions may need to be found. [Historic England](#) provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The [Energy Saving Trust](#) provides more general information and resources on energy in homes. Also, [Warm & Safe Wiltshire](#) offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk