

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

NOTIFICATION OF Listed Building Consent

Application Reference Number: 18/00195/LBC

Agent Rural Solutions Canalside House Brewery Lane Skipton BD23 1DR	Applicant Elephant Construction Limited N/A
Particulars of Development: - 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	
At: Tottenham House & Estate, Grand Avenue, Savernake, Marlborough, Wiltshire, 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:-

Subject to the following conditions:

- 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 Protected species mitigation -

The development shall be constructed in strict accordance with the mitigation measures set out in the approved Ecology Assessment and Protected Species & Enhancement Report by Naturally Wild dated December 2017 and with proposals for the creation of bat lofts within the Old Stable Block dated 3rd March 2016. The latter proposals to provide permanent roosting provision in the form of bat lofts within the Old Stable Block shall be carried out prior to the first bringing into use of the building.

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

3 Archaeological recording for groundworks -

Prior to the commencement of any below ground works in connection with any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement a written programme of archaeological investigation, which should include provision for on-site work and off-site work such as the analysis, publishing and archiving of the results, shall be submitted to and approved by the Local Planning Authority.

The approved programme of archaeological work shall thereafter be carried out in accordance with the approved details.

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

4 Building recording -

Prior to the commencement of the works hereby approved a written specification for the creation of a building record shall be submitted to and approved in writing by the Local Planning Authority. The specification shall allow for the enhancement of the existing photographic and written record of the buildings and structures, making provision for the recording of evidence for their historic development which may be uncovered as the works progress. The specification shall include a timescale for submission and details for the deposition of the completed building record. The building record shall thereafter be carried out and submitted in accordance with the approved specification.

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

5 Site set up and site safety -

Prior to the commencement of the approved works for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, a schedule of the initial works required to set up the site in question and secure its stability and safety (including the removal of loose and dangerous materials), shall be submitted to and approved in writing by the local planning authority. The 'set up and safety works' shall be carried out in accordance with the details approved.

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

INFORMATIVE: Erection of scaffolding, shoring and propping etc. - All scaffolding, shoring and propping required shall be erected in accordance with the principles set out in the Listed Building Justification and Works Methodology Statement Appendix 1 - General Structural Scaffolding and Recording Methodology Statement.

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.

REASON: In the interests of preserving the character, appearance and historic fabric of the listed building and providing a proper record of and protection for items removed.

7 Further investigative works -

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 the commencement of further approved works, a schedule of any additional investigative works required to allow the final specification of repairs shall be submitted to and approved in writing by the local planning authority (n.b. the works shall include trial holes assessing areas proposed for significant excavation and/or underpinning as required by Historic England). 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.

8 Updated Condition Survey - the Old Stables Vol VII -

Following the carrying out of 'preliminary works' approved under Conditions 5-7 and prior to the commencement of further works to the Old Stable Block, a fully revised and updated Condition Survey, carried out with the benefit of the access obtained and annotated with colour photographs, shall be submitted to and approved in writing by the Local Planning Authority. The condition survey should inform the work scheduled in the following conditions.

REASON: In the interests of preserving the character, appearance and historic fabric of the listed building and to inform the scheduling of its repair because the condition of the building has previously precluded the preparation of a full report.

9 Updated Schedule of Works - the Old Stable Block Vol VIII -

Following the submission and approval of the updated Condition 8 Condition Survey and prior to the commencement of any further works to the Old Stable Block, a full and updated Schedule of Works (including Schedule A - Windows and Schedule B - Doors) 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.

REASON: In the interests of preserving the character, appearance and historic fabric of the listed building and to inform the scheduling of its repair because the condition of the building has previously precluded the preparation of a full report.

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.

REASON: To control the phasing and specification of the works and 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. n.b. Historic England's engineers have particular concerns that calculations be provided to

show that the hangers for the proposed cantilever beams will remain in tension. There are also concerns regarding the need to avoid irreversible damage in load testing the main staircase.

11 Schedule of repair to Garden Structures and Features -

Prior to the commencement of repairs or rebuilding to any historic garden structure not specifically referred to within the Condition Survey and Schedule of Works - Estate Outbuildings of Merit Volume IX, including the walled garden walls and ha-ha, terraces, retaining walls, steps, ponds etc. 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.

12 Conservatory and Winter Garden/Tearoom -

Prior to the commencement of any works for the repair or restoration of the Conservatory or Winter Garden/Tearoom, a detailed schedule of proposals from a specialist contractor shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include a methodology for the works and timescales for dismantling, off-site works and reinstatement as required. The works shall thereafter be carried out in accordance with the approved schedule.

REASON: To control the phasing and 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.

13 External masonry cleaning -

All cleaning of external masonry shall be carried out in accordance with the general details set out in the Listed Building Justification and Work Methodology Statement Appendix II - General Stonework Restoration & Recording Methodology Statement. Prior to the commencement of masonry cleaning for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement a sample cleaning panel of not less than 1 metre square shall be prepared, showing the intended level of cleaning and impact of the works in practice, for inspection and approval in writing by the Local Planning Authority. The remaining works shall be carried out to match the approved stone cleaning sample.

REASON: in the interests of preserving the historic fabric, character and appearance of the listed building and as the impact and requirements for cleaning will vary according to the condition and nature of the fabric involved.

14 Stonework repairs -

Prior to the commencement of stonework repairs for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, a preliminary meeting between the stonework contractor and Local Planning Authority shall be arranged to allow agreement of final details of proposals and work methods. Thereafter, all stonework repairs are to be carried out in accordance with the Listed Building Justification and Work Methodology Statement Appendix II - General Stonework Restoration & Recording Methodology Statement and any details agreed at the preliminary meeting. All agreed samples shall represent the minimum standard required.

REASON: In the interests of preserving the historic fabric, character and appearance of the listed building as detailed proposals may require adjustment depending on the

condition of the masonry involved.

15 Brickwork repairs/rebuilding -

Prior to the commencement of any works for the repair or rebuilding of brickwork for any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, details (including new bricks if required, proposed brick bond, mortar specification and details of proposed pointing etc.) shall be submitted to and approved in writing by the Local Planning Authority. If required by the Local Planning Authority a sample panel of not less than 1 metre square shall be completed on site, inspected and approved by the Local Planning Authority. The works to the building/structure in question shall thereafter be carried out to match the agreed details and/or approved sample which shall represent the minimum standard required.

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

16 Render -

Prior to the commencement of proposed works for the removal of render and re-rendering of any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement:

a) a sample area of existing render not exceeding 1 square metre shall be removed for inspection by the Local Planning Authority to allow assessment of the impact of the works on the underlying historic fabric and;

b) prior to the removal of further render, details of the final scope of removal and replacement and a specification for the proposed new render (including details of the mix, colour and finish and method of application) shall be submitted and agreed to in writing by the Local Planning Authority.

The works to the rendering of the building/structure in question shall thereafter be carried in accordance with the approved details.

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

17 External joinery details -

Works to external joinery shall be carried out in accordance with the Listed Building Justification and Work Methodology Statement Appendix IV - General Window, Door and Joinery Restoration & Recording Methodology Statement. All historic door and window furniture in working condition shall be retained and/or reused. Prior to the substantial or complete replacement of any window, roof lantern or external door listed within the approved Tottenham House - Main House Door Schedule - 01, Tottenham House - Main House Window Schedule - 02 or the Condition Survey and Schedule of Works Reports Vol VIII (updated) and IX, details for each door/window/lantern type (including metal framed fittings) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

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

18 Cast iron rain-works goods -

The emphasis shall be on the retention and re-use of the remaining historic rainwater

goods in accordance with the principles set out in the approved methodology statement for cast iron fittings. However, where new supplementary or replacement cast iron goods are required, their design, materials and means of fixing shall match those of the historic rainwater goods to be replaced.

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

INFORMATIVE: Lead work and lead rainwater goods - All lead works to be carried out in accordance with the Listed Building Justification and Work Methodology Statement Appendix III - General Leadwork Restoration & Recording Methodology Statement.

19 Rainwater tanks -

Notwithstanding the details within the Tottenham House and Estate: Condition Survey and Schedule of Works Main House - Second Floor Vol V the existing rainwater storage tanks shall be drained and retained in situ.

REASON: In the interests of preserving the historic fabric of the listed building.

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 floor boards. 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.

REASON: To provide a proper record of the works carried out and in the interests of preserving the character, appearance and historic fabric of the listed building as detailed proposals have not yet been submitted.

21 Plasterwork -

The presumption should be in favour of retaining historic plasterwork in situ. Where removal has been approved, plain plasterwork (walls and ceilings) should be replaced with lime plaster in accordance with the Listed Building Justification and Work Methodology Statement Appendix V - Specification for general plain interior lime plaster. Prior to the reinstatement of any decorative plasterwork in any of the individual buildings referred to in 1.1 to the Listed Building Justification and Work Methodology Statement a specification for the works shall be submitted to and approved in writing by

the Local Planning Authority. The works should thereafter be carried out in accordance with the approved specification.

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

INFORMATIVE: All fibrous plaster ceilings should be checked for safety in accordance with the advice set out in the Historic England publication "Inspection and maintenance of fibrous plaster ceilings".

22 Historic timber panelling -

Prior to the commencement of works for the repair/reinstatement of historic panelling in any of the individual buildings referred to in 1.1 to the Listed Building Justification and Work Methodology Statement a specification/methodology/details for the works shall be submitted to and approved in writing by the local planning authority (n.b. the presumption should be in favour of retaining historic panelling in situ). The works should thereafter be carried out in accordance with the approved specification.

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

23 Internal doors -

Works to internal doors and door linings shall be carried out in accordance with the Listed Building Justification and Work Methodology Statement Appendix IV - General Window, Door and Joinery Restoration & Recording Methodology Statement. All historic door furniture in working condition shall be retained and/or reused. Prior to the substantial or complete replacement of any internal door and/or door lining listed within the approved Tottenham House - Main House Door Schedule - 01, Condition Survey and Schedule of Works Reports Vol VIII (updated) and IX details for each door type shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2. The works shall be carried out in accordance with the approved details.

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

INFORMATIVE: Estate Office (formerly Gardeners Cottage) - internal doors the proposed rationale for the replacement of internal doors within the proposed Estate Office is not agreed. Further evidence in respect of the building's historic development should be collected to inform the proposals which should include provision for the retention of all historic doors.

24 Other internal joinery -

Works to other internal joinery shall be carried out in accordance with the Listed Building Justification and Work Methodology Statement Appendix IV - General Window, Door and Joinery Restoration & Recording Methodology Statement. Reinstatement/making good to all other internal joinery (including but not restricted to architraves, beading, skirtings, panelling, staircase elements) shall be carried out to match the details of existing adjacent historic examples in all respects including timber species, profiles, mouldings, finishes etc.

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

25 Interior surface cleaning/paint removal - main house

Prior to the commencement of any works for the removal of paint or cleaning of historic

internal surfaces or the repair, refurbishment or conservation of historic decorative finishes (including Scagliola, gilding etc.) within the main house a detailed specification and methodology (and sample or test areas if required) for the proposed 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 details.

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

26 Fireplaces -

Prior to the commencement of works to fireplaces in any individual building referred to in 1.1 to the Listed Building Justification and Work Methodology Statement the relevant Condition Survey and Schedule of Works Report Vol VI, VIII (updated) or IX shall be updated with final proposals following the 'fireplace specialist survey' and the details of any proposed replacement fire surrounds. The updated schedules 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 historic fabric, character and appearance of the listed building as detailed proposals have not yet been submitted.

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.

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

28 Ventilation and insulation/thermal upgrading -

Prior to the commencement of any works for the upgrading of existing historic fabric to improve ventilation or thermal efficiency 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.

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

29 Proposed new works -

Prior to the commencement of any new construction hereby approved, including extensions and areas of reconstruction, 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 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.

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

30 Upgrading for fire and acoustic separation -

Prior to the commencement of any works for the upgrading of existing historic fabric to meet requirements for fire protection or acoustic separation 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.

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

31 Proposed lifts -

Prior to the commencement of any works for the installation of the proposed lifts within the Main House, final details of proposals for the lifts including their type and structural requirements for their installation, including any lift pits, 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 historic fabric, character and appearance of the listed building as detailed proposals have not yet been submitted.

32 New partitions -

All approved new partitions within existing historic areas of the buildings referred to in 1.1 to the Listed Building Justification and Work Methodology Statement shall be constructed to be lightweight and scribed around existing features.

REASON: In the interests of preserving the historic fabric of the listed building.

33 Key details of new elements -

Prior to the installation of the following new works within existing historic areas of the Main House, the Old Stables, Estate Office (existing Gardeners Cottage) and Octagon Pavilion details of the following elements shall be submitted to and approved in writing by the local planning authority:

- a) proposed new staircases (Main House, the Old Stables and Estate Office)
- b) proposed lobbies, dressing rooms, bathroom/wc enclosures e.g rooms G14 Cloak Room, G34 Cloak Room, G39 Lobby, F4 Bathroom 2, F16 Her Bathroom, F37 Bathroom 3, F41 Bathroom 4/Dressing Room, F49 Bathroom 6/Dressing Room, F50-51 Bedroom6/Lobby, F57/F58 Lobby/Bedroom 7, F59 Lobby/North-East Corridor, F62 Bathroom 8/Linen Room, M3 Bedroom/En-suite and M4 Bedroom/En-suite
- c) new decorative works in rooms where none previously existed eg profiles of new cornices and plasterwork

- d) new panelling to Octagon Pavilion
- e) new clock in the Old Stables
- f) any attached new external lighting, including details of the proposed fittings and cabling runs
- g) proposed new gates within the walled garden
- h) any remodelling/restoration of roof-lanterns and lay-lights

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

- 34 The development hereby permitted shall be carried out in accordance with the list of plans/drawings and reports attached as annex 1 to this decision notice.

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

Signed



Tim Martienssen
Director Economic Development and Planning

Dated: 14 June 2018

Town and Country Planning Act 1990

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under the Town and Country Planning (Listed Buildings and Conservation Areas) 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 the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 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 planning permission;
 - 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 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) 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 – www.planningportal.gov.uk/planning/appeals). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.