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FAO: Ms Helen Garside

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

Your ref: PP-14481986

12 November 2025

Dear Helen

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, 10 and 29 of Listed Building Consent
(ref. 18/00195/LBC)
Structural Repairs to South Portico Soffit and Installation of New Lath and Plaster Soffit

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 Condition 6 (Site protection, removal of materials etc), Condition 10 (Method Statement for Structural Engineering Works) and Condition 29 (Proposed New Works) of Listed Building Consent (ref. 18/00195/LBC) in relation to the proposed structural repairs to the South Portico soffit and the installation of new lath and plaster soffit within the Main House (Building 1 on the approved masterplan) at Tottenham House and Estate.

Background

The application site is the Main House which is an 1820s country house and is positioned at the heart of the Estate. The Main House (i.e., Tottenham House) is referred to as 'Building 1' 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.

A Non-Material Amendment (ref. 17/12461/OUT) and associated Listed Building Consent (ref. 20/05531/LBC) were granted for: **"Internal and external alterations, reconfiguration and restoration throughout the**

Main House, including reinstatement of chimneys; demolition of the North Service Wing and 20th Century additions; installation of new plant equipment and a new swimming pool and associated facilities within the North Courtyard; reinstatement of a flag pole on the Main House; and raising of the main lantern roof profile; and other associated and ancillary works. Additional proposed amendments include the demolition of the North service Wing and other 20th Century additions; Internal and external alterations, reconfiguration and restoration, including the Introduction of new openings, throughout the North Courtyard, Winter Garden, Conservatory and Orangery areas of the Main House; Installation of plant and associated M&E facilities; Installation of a swimming pool and associated facilities; Restoration of the roof and minor raising of the main lantern roof profile of the Main House; Reinstatement of a flagpole on the Main House; Introduction of statues to the elevations of the Main House; Restoration and reinstatement of the South Parterre Garden and upgrading of all domestic services to meet modern standards” on 9 November 2020.

A Non-Material Amendment (ref. PL/2021/09506) and associated Listed Building Consent (ref. PL/2021/09253) were granted for: **“Internal and external alterations, reconfiguration, restoration and refurbishment throughout the Main House, including remodelling of the North Service Wing for the installation of new plant equipment and a new swimming pool and associated leisure facilities; remodelling and strengthening of the East Portico; restoration of the Orangery (G74), the Conservatory (G75), and the Winter Garden (G76); introduction of a glazed walkway, arcade, catering lift, statues and some openings; reinstatement and introduction of chimneys; removal of 20th Century additions; relocation of a flag pole on the Main House; reconfiguration of internal layouts; and restoration and rebuilding of roof lanterns; and other associated and ancillary works” on 5 April 2022.**

Updated floorplans detailing minor amendments to the floor layouts and other minor amendments across the Main House were approved (refs. PL/2023/03297 & PL/2023/03196) by Wiltshire Council on 22 May and 02 June 2023.

A Non-Material Amendment (ref. PL/2024/07930) and associated Listed Building Consent (ref. PL/2024/07842) was approved on 22 November 2024 for minor remedial works and changes to room functions/layouts at the Main House at Tottenham House and Estate.

In relation to the undercroft of the South Pavilion, a Non-Material Amendment (ref. PL/2024/07930) and associated Listed Building Consent (ref. PL/2024/07842) was approved on 6 February 2024 for the enabling works to form new staircases.

Works in relation to the South Pavilion undercroft were approved (refs. PL/2025/05698) on 30 July 2025.

Conditions for Discharge

The Applicant is seeking to partially discharge Conditions 6,10 and 29 attached to the aforementioned Listed Building Consent (ref. 18/00195/LBC). In full, the aforementioned conditions, state the following:

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 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.

Condition 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.**

Proposals

This approval of details application sets out the appropriate details to satisfy the requirements to partially discharge Condition 6 (Site protection, removal of materials etc), Condition 10 (Method Statement for Structural Engineering Works) and Condition 29 (Proposed New Works) of Listed Building Consent (ref. 18/00195/LBC) in relation to the proposed structural repairs to the South Portico soffit and the installation of new lath and plaster soffit within the Main House (Building 1 on the approved masterplan) at Tottenham House and Estate.

The proposals follow an inspection of the lead roof coverings of the portico has identified some defects in the lead flashings which could have led to water damage to the roof structure. Additionally, staining was noted on the soffit. The lead roof covering itself appears to be sound.

Permission was granted on 23 April 2025 under application ref.20/093581/LBDC for the removal of a modern cement render soffit. Following this, Hutton and Rostron were commissioned to inspect the roof timbers. Within their report, rot was identified in the primary and secondary timbers. To accompany this application, ABA structural engineers have prepared details for the repairs and strengthening of these timbers. Additionally, Adam Architecture have carried out an inspection of the ceiling joists and prepared the submitted drawings which detail the required repairs. On review,

a small number of repairs have been carried out at the eastern end, and the majority of the required repairs are located at the western end.

Following repairs to the timber structure, a new soffit comprising lime plaster on laths will be installed similar to that in the east portico of the main house.

Conclusion

Overall, the proposals have been considered in a sensitive and coherent manner in order to preserve and enhance the significance of the heritage asset and have a positive impact on the historic fabric.

Accordingly, we enclose the relevant details to discharge LBC Conditions 6, 10 and 29 in relation to the proposed structural repairs to the South Portico soffit and the installation of new lath and plaster soffit within the Main House (Building 1 on the approved masterplan) at Tottenham House and Estate.

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, ABA and Hutton and Rostron are submitted in support of this approval of details application to partially discharge Conditions 6, 10 and 29 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:

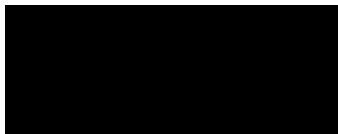
- Approval of Detail Application Forms (PP-14481986) prepared by Newmark;
- Repair and Reinstatement Works to SP Portico Structure and Soffit Justification Statement, prepared by Adam Architecture;
- Tottenham House: Condition Investigation of Prescribed Areas to Timber Structures Report, prepared by Hutton and Rostron;
- South Portico Roof and Ceiling Repairs (ref. 6150_395), prepared by Adam Architecture;
- South Portico Roof and Ceiling Repairs (ref. 6150_395A), prepared by Adam Architecture;
- Proposed Structure Second Floor Zone N (ref. THB001-ABA-XX-02-DR-S-2N05C), prepared by ABA; and
- South Pavillion Portico Roof Structural Repairs (ref. THB001-ABA-XX-XX-SK-S-2441A), prepared by ABA.

Summary

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 application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Avis (020 3486 3524) or Bethan Warwick (0738 540 9543) of this office.

Yours faithfully



Newmark

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Enc. As above via the Planning Portal