

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

28 November 2025

Dear Sir/Madam

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/08815
Proposal:	Discharge of condition 11 of PL/2024/09243 (Scheme of Movement Monitoring relating to the Picture Galley and adjacent Tunnels)
Site Address:	Tottenham House, Savernake, Marlborough, SN8 3BE
On Behalf Of:	Mr Chris Rokos c/o Newmark, One Fitzroy, 6 Mortimer Street, London, W1T 3JJ

I refer to your application for the discharge of condition(s) attached to the above listed building consent. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 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.

Details submitted for approval: the details for which approval is sought are in connection with the scheme of movement monitoring proposed to safeguard the stability of the main house during the excavation works approved in connection with the construction of the picture gallery.

The proposed details are set out in your covering letter ref. GAO/SAV/BNE/U0011639 dated 4th November 2025 and in the following documents:

Alan Baxter Associates

- Movement Monitoring Requirements Picture Gallery (dated 08 August 2025)
- Movement Monitoring Requirements Picture Gallery (ref. TB407-ABA-XX-XX-SK-S-0002) (dated 14 August 2025)

CDS

- Picture Gallery Basement Proposed Temporary Works and Construction Sequence (refs. SG.23.273.DWG13-1 Rev B & SG.23.273.DWG13-2 Rev B) (dated 23 October 2025)
- Picture Gallery Basement Temporary Works Pile Layout (ref. SG.23.273.DWG14) (dated 21 October 2025)

Decision: the above details are approved and the condition is discharged for the proposed works.

Reason for Decision: A Historic England Structural Engineer has reviewed the details and confirmed that the submitted scheme will provide appropriate safeguarding for the grade I listed main house during the construction of the approved picture gallery extension. The works are therefore in accordance with current conservation legislation, policy and guidance.

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(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the listed building consent to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6-month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, along with the relevant procedural details set out in the **Planning (Listed Buildings and Conservation Areas) Regulations 1990**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant listed building consent or the reasonableness of imposing the condition itself.