

03 December 2025

Dear Sir/Madam

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

Application No:	PL/2025/08754
Proposal:	Partial discharge of condition 7 of PL/2024/09243 (Structural Engineering Works at Tunnel Entrance Lobby at the Old Stables)
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 7 (Structural Engineering Works) required that "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."

Details Submitted for Approval: the details submitted include details to facilitate the construction of the proposed rectangular, single storey basement stairwell and B03 lobby room beneath Guest Hall G23 at the Old Stables (Building 2 on the approved revised masterplan). This space will form the approved entrance to the consented tunnel connection between the Old Stables and the Picture Gallery, as approved under Listed Building Consent (ref. PL/2024/09243).

The proposed details are set out in your covering letter ref. GAO/SAV/KAT/HDA/BEAN/U0011639 dated 3rd November 2025 and in the following documents:

ABA

- Structural Statement - Tunnel Basement Lobby Proposals (dated 21 October);
- Assumed Sequence of Underpinning - South East Corner - Zone 2 (ref. THB002-ABA-XXXX-DR-S-0996);
- Proposed Structure Basement Lobby Details - Sheet 1 (ref. THB002-ABA-XX-XX-DR-S-2525);
- Proposed Structure Zone 2 - Basement Plan (ref. THB002-ABA-XX-B1-DR-S-2200);

- Proposed Structure Zone 2 - Ground Floor Plan (ref. THB002-ABA-XX-00-DR-S-2201);
- Proposed Structure Zone 2 - Sections (ref. THB002-ABA-XX-SX-DR-S-2520);

MacLennan

- Cavity Drain Waterproofing System (ref. 001 Rev P01);
- HydroSump-Pro Sump Pump (ref.001 C00)

Images

- Sump chamber layout;
- Typical section through base of retaining wall

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

Reason for Decision: The submitted details demonstrate how the approved tunnel lobby can be constructed in a manner that safeguards the listed building and minimises the removal of historic fabric. Historic England's Structural engineer has viewed the details and supports the proposals. The historic character and appearance of the heritage assets will be preserved 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.