



One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
nmrk.com/en-gb

Major Projects & Performance Manager
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Helen Garside

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

Your ref: 18/00195/LBC / PP-14637122

20th January 2026

Dear Helen Garside,

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Condition 33 of Listed Building Consent
(Ref. 18/00195/LBC)

On behalf of our Client, Mr Chris Rokos ('the Applicant'), we write to enclose an application for the approval of details required by condition to partially discharge Condition 33 attached to the Listed Building Consent (Ref. 18/00195/LBC). Specifically, this application relates to the key details of new elements required in relation to the proposed cornicing at the First Floor of the Old Stables.

The Site

Tottenham House and Estate is a privately-owned country estate located within the Wiltshire countryside. The Grade I listed Tottenham House is an 1820s country house and is positioned at the heart of the Estate, with the Grade II* listed Stable Block situated c.150m to the north-west of the Main House.

Most of the Estate lies within the Grade II* Registered Park and Garden and to the south-eastern corner of Grade II* Savernake Forest. The boundary of the Grade II* Registered Park and Garden ('RPG') extends between the Octagon and Langfield Copse.

Some of these heritage assets are referenced on Historic England's 'at Risk Register' and are deemed "most at risk at becoming lost as a result of neglect, decay or inappropriate development". The Site also lies within the Marlborough Downs which forms part of the North Wessex Downs Area of Outstanding Natural Beauty ('AONB'). Taken as a whole, the Estate comprises 864ha of landscape including formal gardens, parkland, trees and woodland and arable farmland.

Background and Planning History

The application site is the Old Stables which is a Grade II* listed 1820s stable block located to the north-west of the Main House within the wider Tottenham House Estate. The Old Stables is referred to as 'Building 2' 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.

Applications for Non-Material Amendments (ref. PL/2021/07105) and Listed Building Consent (ref. PL/2021/06903) were approved in March 2022 for: **“Internal and external alterations, reconfiguration, restoration and refurbishment throughout the Old Stables block, including restoration of the stonework and chimneys; restoration of rainwater goods; restoration of doors and staircases; restoration of other internal elements and finishes; restoration and upgrading of the ground floor level structure; removal of unoriginal openings; reinstatement of original openings; reinstatement of original floorings; reinstatement of the original internal layouts; reinstatement and upgrading of the first floor level structure; opening up first floor level ceilings; rebuilding of the clock tower and timber roof; installation of new windows and doors; installation of domestic services; and other associated and ancillary works”**. The rebuilding of the clocktower was approved by these applications.

Applications for Non-Material Amendments (ref. PL/2024/02052) and Listed Building Consent (ref. PL/2024/02034) were approved on 02 September 2024 for the following: **“To the Old Stables (Building 2 on the approved masterplan): Internal and external alterations reconfiguration of room layouts including opening up works and the installation of partition walls, proposed changes of use, the creation of a double height space, consolidation of bat lofts, adjustments to SVP positions, removal and restoration of identified historic internal elements and finishes, reconfiguration of a staircase, and other associated and ancillary works. To the Garages (Building 30 on the approved masterplan): the reconfiguration of layouts and the installation of an air exhaust well and other associated and ancillary works.”**

A Non-Material Amendment application(ref. PL/2025/06624) application and Listed Building Consent (ref. PL/2025/06621) were approved on 12 September 2025 at the Old Stables for: **“To the interior of the Old Stables basement: Removal and replacement of existing internal staircase; installation of waterproofing including a cavity drain system, insulation and drylining; installation of wall and floor finishes, localised removal and repair of brickwork; installation of brick walls; and associated works. To the exterior of the Old Stables basement: Adjustment to the approved external basement staircase including additional treads; the installation of a sump pump, and associated works.”**

There is currently a Non-Material Amendment and associated Listed Building Consent application pending for the following: **“To the First Floor of the Old Stables: Reconfiguration of corner room layouts; consolidation, filling and venting of F21 fireplace; removal of G23 chimney breast; reconfiguration of G24 chimney breast; and associated works.”**

A Section 73 application (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) are pending determination to adjust the wider masterplan in line with the Owner's aspirations and requirements.

Condition Discharge

Condition 33 of planning permission ref.18/00195/LBC states:

“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/ec enclosures e.g. rooms G14 Coak 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 e.g. profiles of 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; and***
- h) Any remodelling/restoration of roof-lanterns and lay-lights.”***

In line with Condition 33, we are specifically submitting details in relation to Part c) regarding new decorative works in rooms where none previously existed e.g. profiles of cornices and plasterwork.

Proposals

The proposal relates to the introduction of a modest cornice at first floor level within the Old Stables, as a carefully considered intervention that responds to the building's approved use as ancillary guest accommodation, while respecting its historic fabric and architectural hierarchy.

The proposed cornice profile is informed by the existing historic cornice at ground floor level. The first-floor cornice is intentionally reduced in scale ensuring that it remains visually subordinate to the ground floor cornice and does not create a false sense of historic uniformity. The proposed cornice is limited to the circulation spaces of first floor level, including lobbies, hallways, and landings.

We consider that the details submitted alongside this application fully meet the requirements of Condition 33 Part c). For further details of the proposed development please refer to the Justification Statement and the drawings provided by BLDA Architects submitted in support of this application.

Application Documentation

In line with the validation requirements of Wiltshire Council, the following documents, alongside this Cover Letter, have been submitted via the Planning Portal:

- Completed Discharge of Condition Application Form, prepared by Newmark;
- Justification Statement for Proposed First Floor Cornice, prepared by BLDA Architects;
- Cornice Types – First Floor, Prepared by BLDA Architects; and
- Cornice – Typical Elevation and Detail First Floor, prepared by BLDA Architects.

This application is an approval of details application in respect of a Listed Building Consent application. As such, there is no fee payable.

We trust that you find the enclosed Discharge of Condition Application in order and we look forward to hearing confirmation of the application's validation.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (Sam.Aviss@nmrk.com / 020 3486 3524), Hannah Davies (Hannah.Davies@nmrk.com / 020 7333 6221), or Sam Ward (Sam.Ward@nmrk.com / 020 3486 3630) of this office.

Yours faithfully,



Newmark