

23 January 2026

Dear Sir/Madam

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

Application No:	PL/2025/08994
Proposal:	Partial discharge of conditions 6, 10 and 29 of 18/00195/LBC (6 - Site protection, removal of materials, 10 - Method Statement for Structural Engineering Works and 29 - Proposed new works) - South Portico soffit and ceiling
Site Address:	Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE
On Behalf Of:	Tumtum Tree Limited c/o Agent Newmark, 1 Fitzroy Place, 6 Mortimer Street, London, United Kingdom, 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 6 required the submission of details for the protection of historic fabric removed during the works.

Condition 10: required 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).

Condition 29 required the submission of large-scale details, for certain elements within approved areas of new construction including materials, eaves and verges, joinery, rainwater goods, vents, ducts and flues etc. for all new works approved

Details Submitted for Approval: the current details submitted for approval include those relating to the method of repair and strengthening to the ceiling/roof structure of the South Pavilion (G74) portico. The details are set out in your covering letter dated 2 November 2025 ref. GAO/SAV/HAD/BWA/U0011639, in the Adam Architects Justification Statement ref. GSS/6150 November 2025 and in the following documents and plans:

Adam Architects

South Portico Roof and Ceiling Repairs ref. 6150/395 Rev A

Alan Baxter Associates

Proposed Structure Se4cond Floor Zone N ref. THB001-ABA-XX-02-DR-S-2N05 Rev C

South Pavilion Portico Roof Structural Repairs ref. THB001-ABA-XX-XX-SK-S-2441 Rev A

Decision: The details submitted in relation to this condition are partially discharged in so far as they relate to the repair of the portico ceiling and the works may now go ahead in accordance with the approved details listed above.

Reason for Decision: the proposed details provide an appropriate method of repair and strengthening for the roof/ceiling structure which ensures the stability of the building whilst retaining the maximum of historic fabric - thereby preserving the significance of the historic building as required by current legislation and policy.

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.