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Our ref: GAO/JOR/SAV/HDA/ACL/U0011639

Your ref: PP-14670529 & PP-14670928

02 February 2026

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 15 and Condition 16 of Section 73
application reference: PL/2024/09312, and to Partially Discharge Condition 11 of Listed Building
Consent application reference: 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 15 and Condition 16 of Section 73 application (ref. PL/2024/09312) and to partially discharge Condition 11 of Listed Building Consent application (ref. 18/00195/LBC), in relation to the proposed hard and soft landscaping to the external area of the East Terrace of the Main House, including external lighting proposals, and including the proposed repair and new resurfacing and balustrading works to the East Terrace.

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.

The East Terrace was historically surfaced in gravel, extending from the Main House to a grass bank where it transitioned into the formal lawns. The principal stone steps, which were an 1880s landscape addition, comprise stone treads and risers flanked by masonry retaining walls capped with stone vases. A secondary set of steps at the north-east corner is believed to be a later, low-significance intervention. These later steps are constructed in brick and finished with render to imitate stone; the render is now badly deteriorated.

Site Condition

The existing gravel surface has been carefully and sensitively stripped to form a temporary haul road.

The original stone steps to the East Lawn are significantly degraded, with pronounced wear, settlement and displacement compromising their visual legibility and safe use. The flanking vases show substantial deterioration, including loss of decorative elements and noticeable movement between individual stone components, resulting in instability, and decorative motifs have weathered heavily.

The north-east steps are in poor condition, with extensive render failure, chipping and cracking.

Planning History

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.

Since their purchase of the Estate, the Applicant has sought to partially discharge the relevant Conditions attached to the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC).

Most recently, Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in October 2024 to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to better reflect the Owner’s aspirations for the Estate. These applications are referred to as the ‘Revised Masterplan.’

The Listed Building Consent (ref. PL/2024/09243) was granted for: **“Repairs and extension/alteration to Tottenham House (including the erection of a Picture Gallery extension), the Old Stables, the Octagon Pavilion and other outbuildings and garden walls within Tottenham House and Estate to facilitate re-use as a Country House and Estate”** on 15 September 2025.

The Section 73 (ref. PL/2024/09312) was granted for: **“Variation of conditions 2-6, 8-10, 17-19, 21-23 & 25 of 17/12461/OUT - To enable revised ancillary accommodation proposals including the erection of new buildings comprising an Estate Office, Grand Avenue Lodge, Maintenance Barn, Irrigation Plant and Store, Pool House, a second Substation and Picture Gallery extension to Tottenham House in lieu of some of the previously proposed staff and leisure accommodation, plus revised landscape proposals, creation of subterranean family link between the Main House, Stables and proposed Pool House and associated works”** on 29 January 2026.

Conditions for Discharge

The Applicant is seeking to partially discharge Condition 15 and Condition 16 attached to the aforementioned Section 73 application (ref. PL/2024/09312), and to partially discharge Condition 11 attached to the aforementioned Listed Building Consent application (ref. 18/00195/LBC).

Condition 15 of the Section 73 application (ref. PL/2024/09312), in full, states the following:

Condition 15 – External Lighting

“No external lighting shall be installed on any building and/or other relevant area of the Estate or part

thereof until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication " Institution of Lighting Professionals (ILP), Guidance Notes for the Reduction of Obtrusive Light, GN01:2021", have been submitted to and approved in writing by the Local Planning Authority for the relevant building and/or area of the Estate or part thereof."

Condition 16 of the Section 73 application (ref. PL/2024/09312), in full, states the following:

Condition 16 – Hard and Soft Landscaping

"Notwithstanding the details hereby approved as part of the Landscape Management Plan and Planting Principles reports by Matthew Wigan Associates, no hard and soft landscaping associated with any relevant building and/or other relevant area of the Estate or part thereof shall commence until further more detailed schemes of the hard and soft landscaping works for the relevant building and/or other relevant area of the Estate or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;
- finished levels and contours;
- detailed car park and access (internal estate road) layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant;
- details of fountains and bridges;
- details of boundary treatments and other means of enclosure (including gates and gate piers).

Where site specific development is not proposed within any relevant building and/or other relevant area of the Estate or part thereof, landscaping shall be carried out in accordance with the Planting Principles report by Matthew Wigan Associates in any event."

Condition 11 of the Listed Building Consent application (ref. 18/00195/LBC), in full, states the following:

Condition 11 – Schedule of Repair to Garden Structures and Features

"Prior to the commencement of repairs or rebuilding to any historic garden structure not specifically referred to within the Condition Survey and Schedule of Works - Estate Outbuildings of Merit Volume IX, including the walled garden walls and ha-ha, terraces, retaining walls, steps, ponds etc. detailed schedule(s) of the proposed repairs indicating the scope and nature of the works 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(s)."

Proposals

This application sets out the appropriate details to satisfy the requirements of and partially discharge Section 73 application Condition 15 and Condition 16, and Listed Building Consent application Condition 11, in relation to the proposed hard and soft landscaping works to the external area of the East Terrace of the Main House, including external lighting proposals, and including the repair and new resurfacing and balustrading works to the East Terrace.

As set out above, the original stone steps to the East Lawn are significantly degraded, with compromised visual legibility and safe use, with the north-east steps similarly being in poor condition. The flanking vases have also deteriorated and weathered substantially and as a result are unstable. The deteriorated existing condition of the east terrace stair, and the flanking vases is clearly shown within the East Terrace Masonry Repair Image

References document, dated 2nd September 2025, prepared by ADAM Architecture and submitted in support of this application.

ADAM Architecture have prepared an East Terrace Masonry Repair Schedule, dated 2nd September 2025, which outlines the proposed repair works to each element, and which can be read in conjunction with the East Terrace Masonry Repair Image References document. The Condition Statement, prepared by ADAM Architecture, provides further details of the proposed repair and reinstatement approach.

Specifically, a conservation-focused approach has been adopted, which prioritises the retention and repair of original fabric and minimises the requirement for new material, with only fabric which is beyond repair proposed to be replaced. Any repairs will be carried out using methods and materials which are compatible with the historic construction. Resurfacing works are also proposed, with the East Terrace forming the principal eastern route from the Main House to the East Lawn and providing access to secondary paths leading to the north and south.

A new formal lawn is proposed to be introduced to reduce the dominance of hard surfacing, and York flagstones are proposed for the hard surfacing to reflect the terrace's formal character and prominent position. The eastern, southern and northern edges of the terrace will be defined with new stone balustrading, with the profile, size and detailing to match the existing South Parterre balustrades to ensure architectural coherence. Please refer to the External Works Details drawing, prepared by MBP Consulting Engineers and submitted in support of this application, which provides a detailed drawing of the proposed stone curbs and reclaimed York stone construction.

Irrigation measures are also proposed to ensure the proposed East Lawn will be sufficiently irrigated, and to support its ongoing maintenance and longevity. Please refer to the Irrigation Plan, that has been prepared by Hydreau Consulting Engineers and is submitted in support of this application, which shows how the proposed East Lawn will be sufficiently irrigated. A plan has also been prepared by MBP Consulting Engineers which details the proposed below ground drainage design for the East Terrace, which is similarly submitted in support of this application.

External lighting is also proposed to support the functionality and usability of the East Terrace. Please refer to the Condition Statement and the proposed plans, prepared by ADAM Architecture, for further details of the proposals. Detailed plans have also been prepared by DPA Lighting Consultants, showing the proposed lighting types and their locations, and how the lighting will be installed; please refer to these plans which have been submitted in support of this application for further details. A plan has also been prepared by Vector Design Building Services Consultants, and is submitted as part of this application, which details the proposed cabling routes for the proposed lighting, local power and AV.

Archaeological Considerations

In relation to archaeology, the project archaeologist, 'BSA Heritage', has confirmed that the landscape proposals are likely to affect only previously disturbed ground, being limited to a maximum depth of circa 450mm. Past assessment and evaluation did not identify the area as having any particular archaeological potential except for post-medieval features related to the Main House. Recent monitoring of the main drainage which runs through the same area has recorded nothing of note other than brick culverts which lie at a greater depth. Indications of the creation of a 'platform' for the Main House created with made ground have also been observed. In light of this, it is suggested that the landscaping works do not require further archaeological fieldwork. If deemed necessary by the Wiltshire Council Archaeology Officer, the initial strip of material could be monitored in accordance with the existing watching brief methodology.

Ecological Considerations

In terms of ecology, Ecological Consultants 'Ecology by Design' have reviewed the external lighting proposals from an ecological perspective, and have stated that the only lighting requirement for the East Terrace as shown on the plans includes the steps. These require the installation of 8 x wall-recessed low-level step lights to illuminate individual threads. The supplied luminaire has a wattage of 4.4W, a Beam Angle of 19°, a colour temperature of 2200 K, and a Lumen Output of 379 lm. Light spill is considered to be minimal and will not extend into any surrounding vegetation and / or habitats outside of the steps themselves. Accordingly, it is not anticipated that there will be any impact on bats and / or other nocturnal wildlife with regards to the lighting requirement for the East Terrace.

Summary

In summary, the existing East Terrace hard landscaping, including the East Lawn steps, vases, and north-east steps, are in a significantly degraded condition, with pronounced wear and substantial deterioration and weathering. Considering this poor existing condition, alongside the fact that the East Terrace forms a key route and serves as the principal eastern route from the Main House to the East Lawn, it is necessary for sensitive, conservation-led repair and replacement works to take place.

The proposed repair and replacement works will reinstate the East Terrace to allow its practical re-use and will facilitate its long-term preservation as an integral feature of the Estate and its landscape. The proposed works seek to reinstate this heritage asset and allow its practical reuse and are therefore considered acceptable in principle.

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, DPA Lighting Consultants, Hydreau Consulting Engineers, MBP Consulting Engineers, and Vector Design Building Services Consultants, and which are submitted in support of this application to partially discharge Section 73 application Condition 15 and Condition 16 in relation to the repair and minor replacement of the East Terrace to the Main House at Tottenham House and Estate, including proposals for external lighting.

Accordingly, we enclose the relevant details to partially discharge Section 73 application Condition 15 and Condition 16 (ref. PL/2024/09312), and to partially discharge Listed Building Consent application Condition 11 (ref. 18/00195/LBC), for the repair and minor replacement of the East Terrace to the Main House at Tottenham House and Estate, including external lighting proposals, for your formal approval.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation to partially discharge Section 73 application Condition 15 and Condition 16, and to partially discharge Listed Building Consent application Condition 11.

- Completed application forms (refs. PP-14670529 & PP-14670928), prepared by Newmark;
- Condition Statement (ref. GSS/6150 Rev. A), prepared by ADAM Architecture;
- Drawing Register, prepared by ADAM Architecture;
- East Terrace Masonry Repair Schedule (dated 2nd September 2025), prepared by ADAM Architecture;
- East Terrace Masonry Repair Image References (dated 2nd September 2025), prepared by ADAM Architecture;
- East Terrace Combined Services Plan (ref. 6150-ADAM-HL-00-DR-A-0182 Rev. 03), prepared by ADAM Architecture;
- East Terrace Plan Extended Context Plan (ref. THL001-ADA-HL-00-DR-A-0183 Rev. 03), prepared by ADAM Architecture;
- East Terrace – East Lawn Masonry Stair Repair Schedule Plan (ref. THL001-ADA-HL-XX-DR-A-0481 Rev. 02), prepared by ADAM Architecture;
- Existing East Terrace Plan (ref. HL001-ADA-HL-ZZ-DR-A-0175 Rev. 01), prepared by ADAM Architecture;
- Site Wide Landscape Details Drawing (ref. L10751_LDT_LS_01 Rev. 01), prepared by DPA Lighting Consultants;
- Landscape Lighting Layout Drawing East Terrace (ref. L10751A_LP_LS_07 Rev. 04), prepared by DPA Lighting Consultants;
- East Lawns – Irrigation Plan (ref. 792.0.IR.EL.1 Rev. 2), prepared by Hydreau Consulting Engineers;
- External Works Details Drawing (ref. 10588-MBP-XX-XX-DR-C-0520 Rev. P03), prepared by MBP Consulting Engineers;
- Proposed Below Ground Drainage Design East Terrace Drawing (ref. 10588-MBP-XX-00-DR-C-0501 Rev. P02), prepared by MBP Consulting Engineers; and
- Main House East Terrace Interconnecting Services Layout (ref. THIF01-VEC-XX-00-DR-U-0011 Rev. P2), prepared by Vector Design Building Services Consultants.

Summary

These approval of details applications have been submitted via the Planning Portal as detailed above.

We can confirm that the requisite application fee of £383.00 (inclusive of the Planning Portal Service Charge and VAT) will be paid by separate cover by the Applicant, in relation to the application to partially discharge Condition 15 and Condition 16 of the Section 73 application.

It is noted that the approval of details application to partially discharge Condition 11 of the Listed Building Consent carries no application fee.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

Yours faithfully,

