

5 March 2026

Dear Sir/Madam

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

Application No:	PL/2026/00153
Proposal:	Partial discharge of condition 7 of PL/2024/09243 (underpinning and additional structural alteration works in association with the construction of the Picture Gallery (building no. 47) and its adjacent Tunnels (building no. 2A)).
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 partial 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: 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

REASON: In the interests of preserving the character, appearance and historic fabric of the listed building as final details for the implementation of the proposed works have not been provided.

Details Submitted for Approval: include the required details for the underpinning which are set out within your covering letter dated 09 January 2026 ref. GAO/SAV/BNE/U0011639 and within the documents set out below:

Alan Baxter

- B45 Underpinning Structural Statement ref. 1896/10/HM (dated 05 January 2026);
- Proposed Foundation Details - Sheet 06 (ref. THB047-ABA-PG-XX-DR-S-2306 Rev A);
- Proposed Foundation Details - Sheet 07 (ref. THB047-ABA-PG-XX-DR-S-2307 Rev A)
- Proposed Structure - Basement Mezzanine Plan Zone T (ref. THB047-ABA-PG-XX-DR-S-2T02 Rev D);
- Proposed Structure - Capping Beam Plan Zone T (ref. THB047-ABA-PG-XX-DR-S-2T03 Rev D);

ADAM Architecture

- Tunnel Link Floor Plans (ref. THB047-ADA-PG-XX-DR-A-0950, Rev P1);
- Tunnel Link Sections (ref. THB047-ADA-PG-XX-DR-A-0951, Rev P1);
- Tunnel Link Detail (ref. THB047-ADA-PG-XX-DR-A-0952, Rev P1);

CDS (Contractor Design Services)

- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-1- Rev A)
- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-2 Rev A)
- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-3 Rev A)
- Picture Gallery Tunnel - Entrance Proposed Sequence (ref. SG.22.273.SK68-4 Rev A)
- Underpinning Sequence and details for Picture Gallery Tunnel Entrance (re. SG.23.273.SK72B)

Decision: The details submitted in relation to this condition are approved and the condition partially discharged for this element of work. The works may now go ahead in accordance with the details listed above.

Reason for Decision: The proposed works have been reviewed by Historic England's specialist engineer who had no concerns or additional requests for amendment or further information. As a result the works are considered to be appropriately specified to avoid harm to the fabric of the main house whilst facilitating the approved scheme in so far as it relates to the construction of a tunnel to provide access between the main house and picture gallery. The special interest of the building will be preserved and the works are in compliance with the requirements of 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.