

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2026/00540

Decision Date: 06/03/2026

Applicant:	Chris Rokos Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE
Particulars of Development:	A series of conservation-led plain plasterwork repairs and reinstatement works across the Lower Ground Floor of the Main House.
At:	Tottenham House and Estate , Grand Avenue , Savernake , SN8 3BE

In pursuance of its powers under the above Act, the Council hereby GRANT LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Newmark

Covering Letter ref. GAO/SAV/HDA/BDA/U0011639 (undated)

Adam Architects

Estate Location Plan (dated August 2021) ref. 6150/SLP-001

Plain Plaster Condition Record lower Ground Floor GSS/6150 (dated June 2025)

Plain Plaster Repair Strategy Lower Ground Floor Floor 6150/SK145 (dated November 2025)

Methodology for removal of decayed lime plaster GSS/6150 MS023 (dated 13 June 2025)

Methodology for Lime plaster on timber laths – walls ref. 6150 M20 310 rev I

Methodology for Lime putty ceiling plaster on timber laths ref. 6150 M20 311 rev H

Methodology for Lime putty plaster on brickwork walls ref. 6150 M20 309

Savolit Plus Wood Wool Board Data Sheet (30/08/2024) - (n.b. wall build outs only)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the replacement within any individual room of further complete plain plaster ceilings or walls, a detailed justification and methodology for the proposed works shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

REASON: In the interests of preserving the historic fabric, character and appearance of the listed building.

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge)
 - 1.3 the need to obtain a separate planning permission;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal – www.planningportal.gov.uk/planning/appeals).