

25 March 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01143
Proposal:	Partial discharge of Condition 15 (External Lighting) and Condition 16 (Hard and Soft Landscaping) of PL/2024/09312 (East Terrace).
Site Address:	Tottenham House and Estate, Grand Avenue, -, Savernake, SN8 3BE
On Behalf Of:	Mr Chris Rokos c/o Newmark,

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 18 February 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 15 – External Lighting required details of all new external lighting installations

Condition 16 – Hard and Soft Landscaping required final details of hard and soft landscaping and associated minor features

Details Submitted for Approval: the conditions submitted for approval on this occasion relate to the repair of the built landscape features of the East Terrace – in this case the central steps and balustrade and decorative vases. A later set of steps to the north-east which are of no significance are to be removed. Plans include details for lighting the steps themselves and for associated landscaping. Details are set out within your covering letter dated 20th January 2026 ref. GAO/JOR/SAV/HDA/ACL/U0011639 and within the following documents and plans:

ADAM Architecture

Condition Statement ref. GSS/6150 Rev A December 2025

Existing East Terrace Plan ref. HL001-ADA-HL-ZZ-DR-A-0175 Rev. 01

East Terrace Plan Extended Context Plan ref. THL001-ADA-HL-00-DR-A-0183 Rev. 03

Condition Survey, Photographic Record and Masonry Repair Schedule 2nd September 2026

East Terrace – East Lawn Masonry Stair Repair Schedule Plan ref. THL001-ADA-HL-XXDR-A-0481 Rev. 02

East Terrace Combined Services Plan ref. 6150-ADAM-HL-00-DR-A-0182 Rev. 03

DPA Lighting Consultants

Site Wide Landscape Details Drawing ref. L10751_LDT_LS_01 Rev. 01 (only ref. Detail 9A) East Gardens Entrance Step Lighting Detail (LXW2)

Landscape Lighting Layout Drawing East Terrace Sheet 7 of 8 ref. L10751A_LP_LS_07 Rev. 04 (only in so far as this drawing relates to lighting to the East Terrace steps)

Hydreau Consulting Engineers

East Lawns – Irrigation Plan ref. 792.0.IR.EL.1 Rev. 2

MBP Consulting Engineers

External Works Details Drawing ref. 10588-MBP-XX-XX-DR-C-0520 Rev. P03

Proposed Below Ground Drainage Design East Terrace Drawing ref. 10588-MBP-XX-00-DR-C-0501 Rev. P02

Vector Design Building Services Consultants

Main House East Terrace Interconnecting Services Layout ref. THIF01-VEC-XX-00-DR-U-0011 Rev. P2

Decision: The details submitted in relation to this condition are approved and the condition partially discharged in so far as it relates to the East Terrace. n.b it is noted that only lighting to the steps themselves is included under this approval.

Reason for Decision: The proposed details are appropriate to achieve the repair and reinstatement of the East Terrace steps, balustrade and vases and associated lighting and landscaping. The works are specified to preserve the maximum historic fabric whilst also enhancing the appearance of the structures and facilitating the overall landscaping scheme for the site. Lighting also meet requirement for limiting the impact on protected species. The requirements of current legislation and policy are met and the details are acceptable.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

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 planning permission 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 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. 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 the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.