

25 March 2026

Dear Sir/Madam

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

Application No:	PL/2026/00713
Proposal:	Partial discharge of Condition 11 of 18/00195/LBC (Schedule of Repair to Garden Structures and Features - East Terrace landscaping)
Site Address:	Tottenham House & Estate, Grand Avenue, Savernake, Marlborough, Wiltshire, SN8 3BE
On Behalf Of:	Mr Chris Rokos Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE

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 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).

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. 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

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.

Reason for Decision: The proposed details are appropriate to achieve the repair and reinstatement of the East Terrace steps, balustrade and vases. 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. The requirements of current legislation and policy are met and the details are acceptable.

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.