

Major Projects & Performance Manager
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Ms Helen Garside

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

Your ref: PP-14780050 & PP-14780061

20 March 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 works to the Sunken Lawn area of the Main House, including the proposed restoration of the steps and enhancement of the surrounding formal lawn, and including external lighting proposals.

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 Sunken Lawn sits to the South side elevation of the Main House (Building 1 of the revised Masterplan) and is part of the South Garden. In the early 18th Century of the Burlington period, the area was characterised by a large 'Bason', close to the house and a long axial view southwards to the Banqueting House, on top of the ridge. This basin was removed and maps of the period up to the 1830's, suggest that the area is simply treated with a lawn replacing the basin and a grouping of trees with paths cut through. The principal draw of the garden was southwards, through the boundary deer fence, linking to the Great Walk and routes to the King Henry's Walk and the Wilderness.

The formation of the South Terrace in the 1850s created a more comfortable link with the remodelled and extended south elevation. The new raised garden provided a prospect over the lower lawn (Sunken Lawn) and southwards to the Tottenham Ridge. The lower Steps (closest to the Main House) are shown on the 1880-1887 Ordnance Survey map and are believed to have been built in the mid 1800s. The principal stone steps comprise stone treads and risers flanked by masonry retaining walls. A secondary set of steps at the South end are believed to be a later, low-significance intervention dating between 1887 and 1900. These later steps are stone treads and risers but are flanked with brick walls and finished with render to imitate stone; the render is now badly deteriorated.

Site Condition

The Sunken Lawn is currently a managed grassed area historically used as a small cricket pitch post-World War II.

The lawn is surrounded by a grass bank which accommodates the level changes. A gravel path which has since grassed over to the West bank is accessed via principal steps to the North and there are secondary smaller steps to the South. The original stone steps to the North are significantly degraded, with pronounced wear, settlement and displacement compromising their visual legibility and safe use.

The southern steps also exhibit significant deterioration, particularly the failing render and cracked surfaces.

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 Sunken Lawn area of the Main House, including the proposed restoration of the principal stone steps and lower steps and enhancement of the surrounding formal lawn, and including external lighting proposals.

As is set out above, the principal stone steps to the North (closest to the Main House) are significantly degraded, with pronounced wear, settlement and displacement compromising their visual legibility and safe use. Similarly, the southern steps (secondary set of steps) are also significantly deteriorated, particularly in respect of the failing render and cracked surfaces. The deteriorated existing condition of the steps is clearly shown within the Sunken Lawn Image Reference document, dated 2nd September 2025, and the Sunken Lawn Stairs Masonry Repair Schedule document, dated 10th September 2025, both prepared by ADAM Architecture and submitted in support of this application; these documents should be read in conjunction. Alongside this, the Condition Statement, prepared by ADAM Architecture, provides further details of the proposed repair and reinstatement approach. Alongside the restoration of the existing steps, enhancement of the surrounding formal lawn is also proposed.

All works to the existing Sunken Lawn steps will follow established conservation principles, and will prioritise the retention and repair of the original fabric. The introduction of new material will be limited to only where material is missing or is structurally unsalvageable, and all replacement elements will match the existing stone in type, colour and profile to ensure visual and material continuity is maintained.

Furthermore, all repairs will be carried out using methods and materials compatible with their historic construction; specifically, the proposed methodology for repairing and cleaning the steps will align with those proposed for the South Parterre stair repairs, for which a discharge of condition application has recently been submitted and is currently awaiting payment prior to Wiltshire receiving the application. Stone masonry repairs will be undertaken using lime-based mortars to match the original historic mix, thereby ensuring long-term compatibility with the existing position and breathability.

At the southern steps, although these are identified by ADAM Architecture in their supporting Condition Statement as being of lower significance, nonetheless stone treads and risers will be preserved where feasible, and flanking walls rebuilt to match the character of the northern steps.

Regarding the proposed soft landscaping works, these will constitute the refurbishment of the Sunken Lawn, enabling it to be reinstated as a high-quality formal lawn, which shall include new irrigation and drainage systems; please refer to the Sunken Lawn Combined Services plan (ref. 0315 Rev. 02) prepared by ADAM Architecture, alongside the supporting plans prepared by Hydreau and MBP Consulting Engineers, for further details of the proposed irrigation and drainage systems. The existing historic gravel path, which is now overgrown, is proposed to remain as a grassed-over gravel path to retain its historic alignment.

Additionally, low-level lighting is proposed solely to the northern steps; for the avoidance of doubt, no lighting is proposed to the southern steps. The proposed low-level lighting has been carefully designed to provide safe illumination, whilst ensuring minimal intervention to the historic fabric and minimal environmental light spill. Please refer to the supporting drawings, specification sheet and bat corridor lighting calculation report for further details of the lighting proposals.

Archaeological Considerations

In terms of archaeology, Archaeologists 'BSA Heritage' have reviewed the proposals and have provided the below commentary.

Ben Stephenson of BSA Heritage has considered the archaeological implications of the proposals. The area is not one with high potential for archaeology earlier than the main house. Historic sources also indicate a large basin was located in the area which would have sterilised the ground where it lay, whilst its backfills are of negligible interest. It is also the case that the proposals represent very limited sub-surface impacts, confined to lawn cable and drainage runs and discrete lighting elements. In conclusion, significant remains are almost certain not to be affected and the works would be impractical to monitor. No further archaeological input is therefore suggested.

Ecological Considerations

In terms of ecology, Ecological Consultants 'Ecology by Design' have reviewed the external lighting proposals from an ecological perspective and have provided the below commentary.

I can confirm that the only lighting requirement for the Sunken Lawn as shown on the plans includes Stair A only. This requires the installation of 8 x wall-recessed low-level step lights to illuminate individual threads. The supplied luminaire has a wattage of 2.3W, a Beam Angle of 12°, a colour temperature of 2200 K, and a Lumen Output of 180 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 Sunken Lawn.

Summary

In summary, the proposals deliver sensitive conservation repairs to the northern and southern steps at the Sunken Lawn, including carefully designed lighting proposals, alongside the reinstatement of the formal lawn; these are minimal and well-considered interventions which are in-keeping with the Estate's historic significance.

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, and MBP Consulting Engineers, and which are submitted to partially discharge Section 73 application Condition 15 and Condition 16 (ref. PL/2024/09312) and Listed Building Consent application Condition 11 (ref. 18/00195/LBC).

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 proposed restoration of the principal stone steps and lower steps, including external lighting proposals, and enhancement of the surrounding formal lawn at the Sunken Lawn area of the Main House, 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-14780050 & PP-14780061), prepared by Newmark;
- ADAM Document Issue Register (dated 12 March 2026), prepared by ADAM Architecture;
- Condition Statement (ref. GSS.6150 Rev. A), prepared by ADAM Architecture;
- Existing Sunken Lawn (ref. THL001-ADA-HL-00-DR-A-0302 Rev. 01), prepared by ADAM Architecture;
- Masonry Repair Schedule (dated 10th September 2025), prepared by ADAM Architecture;
- Photographic Records (dated 2nd September 2025), prepared by ADAM Architecture;
- Site Plan showing Planning Packages (ref. THL001-ADA-HL-XX-DR-A-0308 Rev. 04), prepared by ADAM Architecture;
- Sunken Lawn Combined Services (ref. THL001-ADA-HL-00-DR-A-0315 Rev. 02), prepared by ADAM Architecture;
- Sunken Lawn Proposed Finishes (ref. THL001-ADA-HL-00-DR-A-0314 Rev. 02), prepared by ADAM Architecture;
- Sunken Lawn Stair A (ref. THL001-ADA-HL-XX-DR-A-0521 Rev. 02), prepared by ADAM Architecture;
- Sunken Lawn Stair B (ref. THL001-ADA-HL-XX-DR-A-0522 Rev. 01), prepared by ADAM Architecture;
- Sunken Lawn Stair Masonry Repairs (ref. THL001-ADA-HL-XX-DR-A-0451 Rev. 01), prepared by ADAM Architecture;
- Bat Corridor Light Calculation Report - Sunken Lawn Stairs no Rev (dated 5 March 2026), prepared by DPA Lighting;
- Landscape Lighting Layout Sheet 9 of 9 Sunken Lawn (ref. L10751A-LP-LS-09 Rev.00), prepared by DPA Lighting;
- Sunken Lawn Landscape Lighting Details Sheet 1 of 1 (ref. L10751A-LDT-LS-SL Rev. 00), prepared by DPA Lighting;
- Sunken Lawn Lighting Equipment Specification - ref. L10751A-LES-SL-R00 Rev. 00 (dated 13 March 2026, prepared by DPA Lighting;

- Sunken Lawn Drainage Plan (ref. 792.0.DR.SL.1 Rev. 1), prepared by Hydreau Consulting Engineers;
- Sunken Lawn Irrigation Plan (ref. 7920.IR.SL.1 Rev. 1), prepared by Hydreau Consulting Engineers; and
- External Works Details Sunken Lawn (ref. 10588-MBP-XX-XX-DR-C-0604 Rev. 02), prepared by MBP Consulting Engineers.

Summary

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

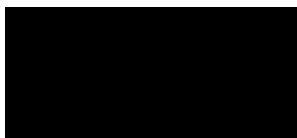
We can confirm that the requisite application fee of £383.00 (inclusive of the Planning Portal Service Charge and VAT) will be paid by separate cover by the Applicant, in relation to the application to partially discharge Condition 15 and Condition 16 of the Section 73 application.

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.

In the meantime, should you have any queries, please do not hesitate to contact Hannah Davies (020 7333 6221) or Anna Clements (0203 486 3359) of this office.

Yours faithfully,



Newmark