

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01333
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE
DESCRIPTION OF WORKS:	To the First Floor of the Old Stables: Reconfiguration of corner room layouts; and consolidation, filling and venting of F21 fireplace. To the Ground Floor of the Old Stables: removal of G23 chimney breast; reconfiguration of G24 chimney breast; and associated works.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Tottenham House is a substantial country house, listed at Grade I. The current version of the house dates from 1825 to the designs of Thomas Cundy II for Charles Brudenell Bruce, Marquess of Ailesbury. It in comprises a remodelling of earlier versions of the house and incorporates part of the previous C18 house by Lord Burlington. The substantial stable block subject of this application is located adjacent to the house and is listed at Grade II*. It was constructed to designs by Thos Cundy the Elder c. 1818. The property as a whole is set within substantial grounds laid out within the C17, C18 and C19 and included on the National Heritage List as a registered Park at Grade II*.

The list entry, for means of identification purposes only, provides the following description:

*GREAT BEDWYN,
Tottenham House*

(formerly listed as Tottenham House, Hawtreys School)

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Great house, now boys preparatory school. 1825, by Thomas Cundy II for Charles Brudenell Bruce, Marquess of Ailesbury. Ashlar limestone. Slate roofs. Two-storey, semi-basement and attic storey to centre block. Giant tetrastyle Ionic portico up 10 steps. Five-bay centre block and 3 window bay linking blocks to 3 x 3 bay wings with gable stacks. Attached half Tuscan column quadrant arms to 1 x 5 bay terminal pavilions, all with roof balustrade. Main block and linking blocks have 6-pane casement windows, triangular pediments and apron balustrade. Cornice above second storey. Quadrant arms altered 1870, niches between columns and central arch with freestanding lion cresting. Rear elevation of main block similar but portico with paired Ionic columns.

INTERIOR: Entrance hall with paired Ionic pilasters and dentil cornice. End bracketed fireplaces and garlanded panel over with marble figure and child. Ailesbury motto FULMUS. Doors to main

stair hall, 3 storeys high under roof light. Flying stair and galleries with cast iron balustrade and mahogany wreathed and carved rail. To right, the Grey Parlour, c1720-30 by Lord Burlington. Chaste, with marble fireplace and wood overmantel. Doors with pulvinated frieze and dentilled cornice. Two pairs oak doors between rooms. Dining Hall of 4 bays. Marble chimneypiece. Heavy moulded plaster ceiling with star centre. Billiard Room, now library, with very rich ceiling, baroque chimneypiece and parquet floor. Marble Room in right wing. Paired Corinthian pilasters in mottled grey marble on background of yellow marble. Grisaille trompe l'oeil panels. Marble fireplace and parquet floor. Rear of right quadrant wing is former conservatory, cast iron columns and barrel vaulted roof by Richard and Jones. Heating plant by Henry Stothart. Tottenham House was built on the site of 2 earlier houses, first, of 1573-5 probably erected with advice of Sir John Thynne, and second a brick mansion by Richard Boyle, Lord Burlington, for his brother in law, Charles Bruce, part of which house is incorporated in the present building. Venetian windows flanking the portico recall Burlington's scheme drawn by Flitcroft, a direct reference to Jones's Wilton. Grounds landscaped by Launcelot Brown, 1764 for Lord Bruce, some prospects surviving.

(References: Wittkower, R., Palladio and English Palladianism, 1983 119f and plan and elevations 118 and 119. Landscape: Stroud, D. Capability Brown; Hyams, E. Capability Brown and Humphrey Repton 1971, 229.)

Listing NGR: SU2498563926

PROPOSAL

The application proposes amendments to the original scheme for the repair and development of the estate to support a change of use to create a single family home. The works proposed under the current application centre on the Old Stable Block and reflect changes to the original speculative scheme to suit the current owner, who intends to occupy the property. The current proposals allow for minor amendments to reconfigure the layout of the first-floor corner rooms. In addition, minor changes are proposed to the treatment of a number of chimney breasts:

F21 – to be infilled and vented;
G23 chimney breast removed;
G24 chimney breast reconfigured.

RELEVANT PLANNING HISTORY

This application for listed building consent should be read in conjunction with the original planning and listed building consent applications for this site – 18/00195/LBC and 17/12461/OUT. The latter is a hybrid proposal for the change of use and some extension/alteration of Tottenham House and grounds, including the Old Stables, to residential use (from residential institution) and ancillary leisure development, related staff accommodation and associated landscape works; and outlying related family houses and further related staff accommodation. The original scheme was varied in 2021 via the submission of a new application for listed building consent (PL/2021/06903) and accompanying/corresponding application for non-material amendment of the 17/12461/OUT (PL/2021/07105) and in 2024 via a further listed building consent PL/2024/02034 and non-material amendment PL/2024/02052. Further amendments to the scheme and overall masterplan were approved under PL/2024/09312 and PL/2024/09243.

Historically, permissions were granted for significant alterations to the buildings and landscape to facilitate use as a golf and country club.

Proposal / Summary
15/12627/LBC - Listed building consent Decision - Approve with Conditions Date: 18/3/2016 – Repairs to stable block
17/12461/OUT - Outline Planning Decision - Approve with Conditions Date: 7/12/2018 – 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
18/00195/LBC - Listed building consent Decision - Approve with Conditions Date: 14/6/2018 – 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
PL/2021/06903 - Listed building consent Decision - Approve with Conditions Date: 16/3/2022 – Internal and external alterations, reconfiguration, restoration and refurbishment throughout the Old Stables block
PL/2023/06478 - Non-Material Amendment Decision - Approve Date: 7/9/2023 – Non Material Amendment to 17/12461/OUT - External alterations to Pond Cottage, namely in relation to the revised external railings
PL/2024/02034 - Listed building consent (Alt/Ext) Decision - Approve Date: 2/9/2024 – To the Old Stables -(Building 2 on the approved masterplan): Internal and external alterations; reconfiguration of room layouts including opening up works and installation of partition walls; changes to room functions and uses; creation of new double height
PL/2024/02052 - Non-Material Amendment Decision - Approve Date: 2/9/2024 – Stable Block - Non-Material Amendments to planning application 17/12461/OUT Internal and external alterations/various amendments
PL/2024/08988 - Non-Material Amendment Decision - Approve Date: 1/11/2024 – Non-Material Amendment on planning application 17/12461/OUT - Variation of Conditions 22 and 23 attached to Outline Planning Permission (ref. 17/12461/OUT), namely, to update the documents secured by these conditions in respect of drainage, flood risk and
PL/2024/09243 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 15/9/2025 – 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
PL/2024/09312 - Removal/variation of conditions Decision - Approve with Conditions Date: 29/1/2026 – 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 Stor
PL/2025/06621 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 12/9/2025 – Works to the interior of the Old Stables basement: Removal and replacement of existing internal staircase; installation of waterproofing including a cavity

drain system, insulation and drylining; installation of wall and floor finishes, localised removal
PL/2025/06633 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 12/11/2025 – Internal alterations, reconfiguration, restoration and refurbishment works throughout the Main House; and other associated and ancillary works.
PL/2025/06705 - Non-Material Amendment Decision - Withdrawn by Applicant Date: 12/11/2025 – Non-Material Amendment of 17/12461/OUT - Internal alterations, reconfiguration, restoration and refurbishment works throughout the Main House; and other associated and ancillary works.
PL/2025/09653 - Listed building consent (Alt/Ext) – To the First Floor of the Old Stables: Reconfiguration of corner room layouts; consolidation, filling and venting of F21 fireplace; reconfiguration of G24 chimney breast; and associated works.
PL/2026/01333 - Listed building consent (Alt/Ext) – To the First Floor of the Old Stables: Reconfiguration of corner room layouts; and consolidation, filling and venting of F21 fireplace. To the Ground Floor of the Old Stables: removal of G23 chimney breast; reconfiguration of G24 chimney breast; and ass

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2 (Making changes to Heritage Assets) illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Local Policy

Whilst not directly relevant to listed building consent applications, the Council's Core Policy 58 'Ensuring the conservation of the historic environment' gives an indication of the Council's aspirations in respect of heritage assets and requires that "designated heritage assets and their

settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.”

ISSUES

Impact upon the preservation of the listed building, its setting and features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Historic England – suggest ground floor plan is amended to be clear as to what is proposed as part of this application. Otherwise offer no comment but suggest LPA seeks “the views of your specialist conservation and archaeological advisers”.

Great Bedwyn PC – no comment.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

No representations were received during the consultation period.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The application follows a series of previous schemes and the history and development and significance of the building and its surroundings is well understood. On this occasion the application includes a covering letter from the agent and statement from the architect which

provide sufficient information to allow understanding of the proposals and their impact as required.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

Tottenham House is listed at Grade I and sits within the Grade II* Tottenham House and Savernake Forest Registered Park and Garden (RPG). The Stable Block, overlooking the park and just to the north-west of the main house is Grade II*. The house, stable block and park are all on the Heritage at Risk Register. Tottenham House itself is one of the largest houses in Wiltshire. An earlier building by Lord Burlington was heavily remodelled for Charles Brudenell-Bruce, Earl of Ailesbury, in 1825 by Thomas Cundy.

The Stable Block was built by Cundy. The stable is a large ostentatious building with four ranges built around an internal courtyard. A clock tower faces the west park. It is a clear marker of the core of the estate within the wider parkland. The quality of the historic fabric and architecture (its form, layout and architectural expression/detailing) are of high significance and reflect the status of its owner and nature of the use. Internally the Old Stables housed stabling and ancillary functions associated with equine functions for the estate. The west and south ranges housed stabling for the higher status horses and riders, while the north range housed the lower status stabling. The East range had the coach houses. These uses and hierarchy are visible in the surviving fabric and design of the building.

The building suffered significant collapse in 2019 following a period of sustained deterioration. It is currently being rebuilt and repaired.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset’s identified significance, with attention given to both potential

harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The property was subject to a long period of decline through the twentieth century which left these highly valued heritage assets in an extremely poor state of repair. The Stable Block in particular had suffered a severe collapse in the west entrance just as the current owner took possession. Many of the roof structures were collapsed and main envelope of the building in extremely poor condition. A very substantial level of investment has been expended to bring this building in particular back into a good state of repair and secure its future. A high standard of supporting information has been provided to stand as a record of the buildings at this point and to inform proposals for repair.

The applications follows the previous grant of listed building consent for the repair and restoration of the estate, the original applications being in the nature of a speculative scheme made by an interim owner. The previous applications have been commenced and remain extant and will continue to provide background context to the refined proposals which reflect the owner's current intentions for living in and using the property – these aspirations have changed during the last few years as the owner's property holding in the area has expanded and some uses (including equine uses) have been accommodated elsewhere.

The background intention remains for the appropriate repair in a like for like manner using traditional techniques and materials. At ground floor level there is a commitment to keeping or replicating (as much has been lost through decay) the maximum of historic fabric. At first floor level, recognising that much of this floor level has had to be rebuilt following the damage caused by the substantial collapse of much of the roof, the reinstatement has been subject to a greater level of flexibility and has incorporated new construction methods and materials, including the introduction of the structural concrete and steel floor and the use of concrete blockwork partition walls. Whilst the approved reinstated first floor layout has a degree of correlation with the original historic layout, the approved reinstated layout does not fully respect the original partitions and functioning, owing to the substantial loss of the original fabric and the requirements for the approved and consented repurposing of this building.

The current proposals represent a further departure from the historic layout for the corner rooms which were previously subdivided such that the large tripartite windows were unequally divided into separate rooms clearly reflecting how the character and appearance of the first-floor internal spaces was of far less consequence than external architectural appearance of the building. The revised layout proposal allows for the full tripartite windows to be allocated to each principal corner room, uninterrupted by a dividing wall, with the remaining adjacent ancillary spaces being unlit. The change will result in some loss of interest via obscuring the historic layout however, there is no original surviving fabric for these walls, the side stud walls which extended from the chimney breasts to the windows having been either removed historically (i.e. east corner mid-20th Century) or having failed and decayed and been removed as part of the previously approved works, and the proposals will therefore not involve the loss of historic fabric.

With regard to the fireplace alterations, there will be no additional loss of historic fabric involved and there are no remaining fireplaces or linings which will be lost to view. F21 had previously been thought to be removed and the infilled fire opening will remain under the new wall linings and there will be no additional loss of fabric. The G23 opening comprises only a brick segmental arch and partial opening which, again will remain under the new wall linings. G24 is a new opening and the proposals simply represent a slight reconfiguration of the proposed scheme.

Whilst there will be some limited harm involved in the obscuring to the first floor layout, it is recognised that this part of the building largely comprises rebuilt fabric and, whilst the external appearance has been replicated faithfully and has preserved the appearance of the building overall, the interior layout and finishing no longer reflect the historic character of the building. The current works, as previous changes, are considered to be an acceptable compromise in the context of the scheme overall, in the interest of accommodating the uses required by the owner and facilitating the optimum viable use for the building.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N/A
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Ecological issues and the provision of bat mitigation has been dealt with under previous schemes and the current amendments will have no additional impacts for ecology.

CONCLUSION

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

Very significant conservation benefits will result from repairing and upgrading this highly graded building within the estate and its return to a full use which can secure its future and ensure ongoing maintenance in good condition. The current proposals will result in a level of harm to the building via the minor changes to the historic first floor layout. However, the proposals involve

only part of the building which has previously been rebuilt and, internally, is considered to be of lesser significance, and any harm should therefore be considered as 'less than substantial harm' for the purposes of interpreting the NPPF.

Taken overall, the very limited harm that will result from the proposals will be offset by public benefits of an appropriate level such that they outweigh the harm caused. The application is therefore considered to comply with the requirements of primary legislation and with government policy contained within the NPPF and is proposed for approval. As there is no objection from Historic England the application may be determined by the LPA without referral to the Secretary of State.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

Standard timescale

Plans list

INFORMATIVE TO APPLICANT:

Your attention is drawn to the conditions to the existing application reference 18/00195/LBC (14 June 2018), which remains extant. Any additional works (for example further structural repair requirements etc.) found to be required will be subject to approval under the conditions to this consent.