

24 April 2026

Dear Sir/Madam

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

Application No:	PL/2026/02052
Proposal:	Partial discharge of Condition 29 (New Works) of Listed Building Consent 18/00195/LBC - North Courtyard roof vents
Site Address:	Tottenham House Stables, Savernake, Marlborough, SN8 3BE
On Behalf Of:	Mr Chris Rokos c/o Newmark, One Fitzroy, 6 Mortimer Street, London, W1T 3JJ

I refer to your application for the partial discharge of condition(s) attached to the above listed building consent, dated 26 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 27-Mechanical and Engineering

Prior to the commencement of any works for the installation of mechanical and engineering services (including provision for heating, lighting, data distribution etc.) in any of the individual buildings referred to in 1.1 to the Listed Building Justification and Work Methodology Statement details of the proposals 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 details.

Condition 29- Proposed New Works (edited for relevance)

Prior to the commencement of any new construction hereby approved, including extensions and areas of reconstruction, large scale details of the following elements shall be submitted to and approved in writing by the Local Planning Authority:

e) details of any required flues, extract ducts, vents, grilles and meter housings.

The works shall thereafter be carried out in accordance with the approved details.

Details Submitted for Approval: the submitted details are in relation to the Roof Level MEP at the North Courtyard at Tottenham House and Estate. They are set out in your letter dated **25 March 2026 ref.**

GAO/SAV/BEAN/U0011639 and within the following documents and plans:

Adam Architecture:

- Condition Statement (dated March 2026)
- Proposed Roof Plan Zone A – HB001-ADA-XX-R1-DR-A-5191U Rev 0 (March 2021)
- Typical Ventilated Tile Detail & Lead Roof Penetration Detail 6150 / 326 Rev G (June 2019)
- Proposed Roof Plan Zone D – THB001-ADA-XX-R1-DR-A-5194H Rev 0 (N/A) – **except in so far as they relate to the 2 x access rooflights to east of Service Wing roof well.**
- Proposed Section M – THB001-ADA-XX-SX-DR-A-5204N Rev 0 (May 2021)
- Proposed Section NCL – THB001-ADA-XX-SX-DR-A-5215J Rev 0 (May 2021)
- Single Ply Tapered Roof Details Sheet 3 – THB001-ADA-XX-XX-DR-A-5541B Rev 0 (Jan 2024)
- Service Wing Flat Roof Details – THB001-ADA-XX-XX-DR-A-5542A Rev 0 (Jan 2024)

Decision: The details submitted in relation to this condition which relates to the provision of roof vents and extracts are partially discharged and the works may now be carried out in accordance with the approved details listed above. **N.b 2 x service access rooflights to the east of the Service Wing roof well are not approved under this partial discharge of condition.**

Reason for Decision: the proposed roof level MEP has been justified and is appropriately detailed and located to limit the impact on the architectural character of the building as required. The proposals are therefore considered to be appropriate to facilitate the approved scheme whilst preserving the significance of the building, in the interests of securing the long-term conservation of the heritage assets. They therefore meet with the requirements of current legislation and policy.

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.