

6th May 2026

Dear Sir/Madam

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

Application No:	PL/2026/01896
Proposal:	Partial discharge of condition 11 (Schedule of Repair to Garden Structures and Features) relating to application 18/00195/LBC - steps to sunken south lawn.
Site Address:	Tottenham House and Estate, Grand Avenue, Savernake, 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 discharge of condition(s) attached to the above listed building consent dated 20 March 2026. 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 details submitted include those for the proposed restoration of the northern and southern steps to the Sunken Lawn area, south of the Main House. The details submitted are as set out in your covering letter dated 20 March 2026 ref. GAO/JOR/SAV/HDA/ACL/U0011639 and in the following documents and plans:

Adam Architecture

- Condition Statement ref. GSS.6150 Rev. A March 2026
- Photographic Records dated 2nd September 2025
- Existing Sunken Lawn ref. THL001-ADA-HL-00-DR-A-0302 Rev. 01;
- Masonry Repair Schedule dated 10th September 2025;

- Sunken Lawn Proposed Finishes ref. THL001-ADA-HL-00-DR-A-0314 Rev. 02;
- Sunken Lawn Stair A ref. THL001-ADA-HL-XX-DR-A-0521 Rev. 02;
- Sunken Lawn Stair B ref. THL001-ADA-HL-XX-DR-A-0522 Rev. 01;
- Sunken Lawn Stair Masonry Repairs ref. THL001-ADA-HL-XX-DR-A-0451 Rev. 01;

MBP Consulting Engineers

- External Works Details Sunken Lawn ref. 10588-MBP-XX-XX-DR-C-0604 Rev. 02

DPA Lighting Consultants

- Landscape Lighting Layout Sheet 9 of 9 Sunken Lawn(ref. L10751A-LP-LS-09 Rev.00
- Sunken Lawn Landscape Lighting Details Sheet 1 of 1 ref. L10751A-LDT-LS-SL Rev. 00
- Sunken Lawn Lighting Equipment Specification - ref. L10751A-LES-SL-R00 Rev. 00 dated 13 March 2026

Decision: the details submitted in relation to this condition are partially discharged and the works may now go ahead in accordance with the approved details listed above.

Reason for Decision: the works proposed for the repair and cleaning of the walls, balustrade and staircases are justified by their current condition and appropriately specified to limit the impact on the significance of the building/structures as required. As a result, the requirements of legislation and policy are met and the works should now be carried out in accordance with the details listed above.

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.