

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

6th May 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/02008
Proposal:	Partial discharge of Condition 15 (External Lighting) and 16 (Hard and Soft Landscaping) of PL/2024/09312 - 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, United Kingdom, W1T 3JJ

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 25 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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 – Hard and Soft Landscaping (edited for relevance)

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 :

- finished levels and contours;
- all hard and soft surfacing materials;
- 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

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.

Details Submitted for Approval: Details Submitted for Approval: the details submitted include those for the proposed restoration of the northern and southern steps and for works for the drainage, irrigation and finishing of the lawn and surfaces, 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;
- Site Plan showing Planning Packages ref. THL001-ADA-HL-XX-DR-A-0308 Rev. 04
- Sunken Lawn Combined Services ref. THL001-ADA-HL-00-DR-A-0315 Rev. 02

MBP Consulting Engineers

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

DPA Lighting Consultants

- Bat Corridor Light Calculation Report - Sunken Lawn Stairs no Rev dated 5 March 2026
- 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

Hydreau Consulting Engineers

- Sunken Lawn Drainage Plan ref. 792.0.DR.SL.1 Rev. 1
- Sunken Lawn Irrigation Plan ref. 792.0.IR.SL.1 Rev. 1

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 and for the finishing of the lawned area 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.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

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 planning permission 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 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. 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 the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.