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FAO: Helen Garside

Our ref: GAO/SAV/HDA/SWA/U0011639

Your ref: PL/2024/05601 / PP-14643658

8th May 2026

Dear Helen Garside,

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 4 attached to Listed Building Consent (Ref. PL/2024/05601)

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 4 attached to the Listed Building Consent (Ref. PL/2024/05601). Specifically, this application relates to the key details of Building 5 and Building 16 and 16A.

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.

Background and Planning History

The application site is the Walled Garden which is located north west of the main house. The Walled Garden Building 5 is referred to as the Studio and the Walled Garden Building 16 (Glass House A) and 16A (Plant Room) is referred to as 'Building 16' on the approved masterplan of the Outline Planning Permission (ref. 17/12461/OUT).

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.

A Section 73 application (ref. PL/2024/05651) was approved on 16 July 2025 for: **“Variation of Condition 5 (Annex 1 - approved drawings) of 17/12461/OUT in so far as this relates to Buildings 5 (Studio), 14 (Gardener’s Facilities), 16A (Plant Room) and 19 (Potting Shed); rebuilding of Buildings 16 (Glass House A), 17 (Glass House B) and 18 (Glass House C). Change of use of proposed use of Building 5 from Estate Repair / Workshop to Studio and Building 14 from ancillary residential accommodation to a gardening facility.”**

An associated Listed Building Consent (ref. PL/2024/05601) application were approved on 16 July 2025 for: **“Deconstruction and rebuilding of Buildings 5 (The Studio), 14 (Gardener’s Facilities), 16 (Glass House A), 16A (Plant Room), 17 (Glass House B), 18 (Glass House C) and 19 (Potting Shed) including toothing and bonding of the new masonry to specified locations of the existing Walled Garden walls; and associated works.”**

A Section 73 application (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) are pending determination to adjust the wider masterplan in line with the Owner’s aspirations and requirements.

Condition Discharge

Condition 4 of Listed Building Consent (ref. PL/2024/05601), in full, states the following:

“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:

- a) details of all new external materials;***
- b) large scale details of proposed eaves and verges at not less than 1:5;***
- c) details of proposed new external joinery details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2;***
- d) details of any proposed new external lighting or security/CCTV fittings;***
- e) details of any required flues, extract ducts, vents, grilles and meter housings.***

In line with Condition 4, we are specifically submitting details in relation to Part a), b), c) and e) regarding the details of all new external materials, details of proposed eaves and verges, details of proposed new external joinery and details of any proposed flues, extract ducts, vents, grilles and meter housings.

Proposals

The submitted documents provide a detailed description of Building 5 and Building 16 and 16A.

Building 5 – Studio

Building 5 is proposed to comprise a mixture of brickwork walls and lime render. The brickwork for the buildings will be taken from the wall panel that was approved for the walled garden west perimeter wall, for a cohesive look across the walled garden buildings. Reinstated pattressing plates will be placed on the brickwork to serve aesthetic purposes to replicate existing building design. The roof will be constructed using a slate roof with lead ridge rolls, cast iron gutters fixed around the edge of the roof and a series of double glazes conservation rooflights. The chimneys will be constructed using brick with a corbelled top and cement flaunching. This approach has been taken to reflect the historic hierarchy of finishes across the Estate between the Walled Garden buildings and buildings of higher significance like the Main House. Double glazed doors and windows (with genuine through glazing bars) will be introduced which will be painted and all thresholds, alongside the entrance steps will be natural stone.

Further details are set out in the plans prepared by BLDA Architects and submitted in support of this application.

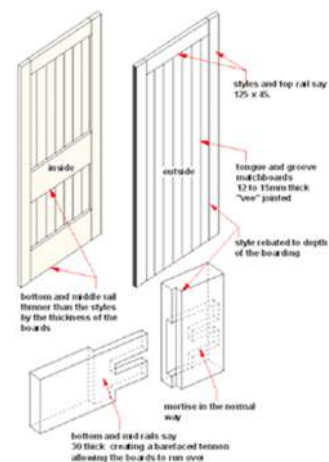
Building 16 and 16A – Glasshouse A and Plant Room

Building 16 is proposed to comprise brickwork to form the walls of the building. The brickwork for the buildings will be taken from the wall panel that was approved for the walled garden west perimeter wall, for a cohesive look across the walled garden buildings. Heritage style double patent glazing will form the roof of the building with natural stone thresholds. New painted double-glazed doors and casement windows will also be provided with a natural stone threshold.

Further details are set out in the plans prepared by BLDA Architects and submitted in support of this application.

Door Panelling

The panel doors proposed at Building 5 and 16/16A will be achieved using tongue and groove panel boarding, rebated into the styles and top and bottom rails. Please see below imagery showing the construction process.



We consider that the details submitted alongside this application fully meet the requirements of Condition 4 Part a), b), c) and e).

For further details of the proposed development please refer to the drawings provided by BLDA Architects submitted in support of this application.

Application Documentation

In line with the validation requirements of Wiltshire Council, the following documents, alongside this Cover Letter, have been submitted via the Planning Portal (ref. PP-14643658):

- Completed Discharge of Condition Application Form, prepared by Newmark;
- Building 5 Existing and Proposed Plans, prepared by BLDA Architects;
- Building 16 and 16A Existing and Proposed Plans, prepared by BLDA Architects; and

Please see appended Document Schedule (dated 30.04.2026) of full list of submitted documents.

This application is an approval of details application in respect of a Listed Building Consent application. As such, there is not fee payable.

We trust that you find the enclosed Discharge of Condition Application in order and we look forward to hearing confirmation of the applications validation.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (Sam.Aviss@nmrk.com / 020 3486 3524), Hannah Davies (Hannah.Davies@nmrk.com / 020 7333 6221), or Sam Ward (Sam.Ward@nmrk.com / 020 3486 3630) of this office.

Yours faithfully,



Newmark