

08<sup>th</sup> May 2026

Dear Sir/Madam

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

|                        |                                                                                                                        |
|------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | PL/2026/00533                                                                                                          |
| <b>Proposal:</b>       | Partial Discharge of Condition 4 (Detailed Proposals) relating to application PL/2024/05601 (Buildings 5, 16 and 16A). |
| <b>Site Address:</b>   | Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE                                                           |
| <b>On Behalf Of:</b>   | Mr Chris Rokos<br>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. After careful consideration, the following decision has been made:

**Condition(s) submitted for consideration:**

Condition 4 requires:

***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.***

**Details submitted:** The details submitted in relation to this condition include details for Part a), b), c) and e) (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) for buildings 5 and 16 and 16A outside and within the walled garden. The details are set out within your covering letter dated 8<sup>th</sup> May 2026 ref. GAO/SAV/HDA/SWA/U0011639 and in the following plans from BLDA, received and uploaded on **7<sup>th</sup> May 2026** and shown as "Plans Approved" on the public website (n.b. for clarity, earlier versions shown uploaded on previous dates on the public website are NOT APPROVED):

## **Building 16 and 16a**

3124/240 Rev P2 Buildings 16 & 16a – Ground Floor Plan  
3124/241 Rev P2 Buildings 16 & 16a – Roof Plan  
3124/242 Rev P2 Buildings 16 & 16a – North & South Elevations  
3124/243 Rev P2 Buildings 16 & 16a – East & West Elevations  
3124/244 Rev P2 Buildings 16 & 16a – Section AA  
3124/245 Rev P2 Buildings 16 & 16a – Section BB  
3124/246 Rev P2 Buildings 16 & 16a – Section BB  
3124/747.1 Rev P2 Buildings 16 & 16a – Typical Window Details – WTB2 Window Type B2 – Sheet 1 of 3  
3124/747.2 Rev P2 Buildings 16 & 16a – Typical Window Details – WTB2 Window Type B2 – Sheet 2 of 3  
3124/747.3 Rev P2 Buildings 16 & 16a – Typical Window Details – WTB2 Window Type B2 – Sheet 3 of 3  
3124/751.1 Rev P2 Buildings 16 & 16a – Typical Window Details – WTRF3 Rooflight Type RF3 – Sheet 1 of 1  
3124/760.1 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB6 Door Type B6 – Sheet 1 of 3  
3124/760.2 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB6 Door Type B6 – Sheet 2 of 3  
3124/760.3 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB6 Door Type B6 – Sheet 3 of 3  
3124/761.1 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB7 Door Type B7 – Sheet 1 of 3  
3124/761.2 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB7 Door Type B7 – Sheet 2 of 3  
3124/761.3 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB7 Door Type B7 – Sheet 3 of 3  
3124/768.1 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB10 Door Type B10 – Sheet 1 of 3  
3124/768.2 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB10 Door Type B10 – Sheet 2 of 3  
3124/768.3 Rev P2 Buildings 16 & 16a – Typical Door Details – DTB10 Door Type B10 – Sheet 3 of 3  
3124/860.1 Rev P2 Buildings 16 & 16a – Typical Details  
3124/860.2 Rev P2 Buildings 16 & 16a – Typical Details  
3124/861.1 Rev P2 Buildings 16 & 16a – Typical Details

## **Building 5**

3124/200 Rev P1 Building 5 – Ground Floor Plan  
3124/201 Rev P1 Building 5 – Roof Void Plan  
3124/202 Rev P1 Building 5 – Roof Plan  
3124/205 Rev P1 Building 5 – Section CC  
3124/206 Rev P1 Building 5 – Section AA  
3124/207 Rev P1 Building 5 – Section BB  
3124/208 Rev P1 Building 5 – Section DD  
3124/210 Rev P1 Building 5 – West elevation  
3124/211 Rev P1 Building 5 – North Elevation  
3124/212 Rev P1 Building 5 – East Elevation  
3124/213 Rev P1 Building 5 – South Elevation  
3124/501.1 Rev P1 Building 5 – Chimney Detail  
3124/501.2 Rev P1 Building 5 – Chimney Detail  
3124/501.3 Rev P1 Building 5 – Chimney Detail  
3124/740.1 Rev P1 Building 5 – Typical Window Details – WTA1 Window Type – A1– Sheet 1 of 3  
3124/740.2 Rev P1 Building 5 – Typical Window Details – WTA1 Window Type – A1 Sheet 2 of 3  
3124/740.3 Rev P1 Building 5 – Typical Window Details – WTA1 Window Type – A1– Sheet 3 of 3  
3124/741.1 Rev P1 Building 5 – Typical Window Details – WTA2 Window Type – A2 - Sheet 1 of 3  
3124/741.2 Rev P1 Building 5 – Typical Window Details – WTA2 Window Type – A2 – Sheet 2 of 3  
3124/741.3 Rev P1 Building 5 – Typical Window Details – WTA2 Window Type – A2 - Sheet 3 of 3  
3124/746.1 Rev P1 Building 5 – Typical Window Details – WTB1 Window Type – B1 Sheet 1 of 3  
3124/746.2 Rev P1 Building 5 – Typical Window Details – WTB1 Window Type – B1 Sheet 2 of 3  
3124/746.3 Rev P1 Building 5 – Typical Window Details – WTB1 Window Type – B1 Sheet 3 of 3  
3124/750.1 Rev P1 Building 5 – Typical Window Details – WTRF1 Rooflight Type – RF1 Sheet 1 of 1  
3124/755.1 Rev P1 Building 5 – Typical Door Details – DTB1 Door Type – B1 – Sheet 1 of 3  
3124/755.2 Rev P1 Building 5 – Typical Door Details – DTB1 Door Type – B1– Sheet 2 of 3  
3124/755.3 Rev P1 Building 5 – Typical Door Details – DTB1 Door Type – B1 – Sheet 3 of 3

3124/764.1 Rev P1 Building 5 – Typical Door Details – DTC1 Door Type – C1 – Sheet 1 of 3  
3124/764.2 Rev P1 Building 5 – Typical Door Details – DTC1 Door Type – C1 – Sheet 2 of 3  
3124/764.3 Rev P1 Building 5 – Typical Door Details – DTC1 Door Type – C1 – Sheet 3 of 3  
3124/765.1 Rev P1 Building 5 – Typical Door Details – DTC2 Door Type – C2 – Sheet 1 of 5  
3124/765.2 Rev P1 Building 5 – Typical Door Details – DTC2 Door Type – C2 – Sheet 2 of 5  
3124/765.3 Rev P1 Building 5 – Typical Door Details – DTC2 Door Type – C2 – Sheet 3 of 5  
3124/765.4 Rev P1 Building 5 – Typical Door Details – DTC2 Door Type – C2 – Sheet 4 of 5  
3124/765.5 Rev P1 Building 5 – Typical Door Details – DTC2 Door Type – C2 – Sheet 5 of 5  
3124/800.1 Rev P1 Building 5 – Typical Details  
3124/800.2 Rev P1 Building 5 – Typical Details  
3124/801 Rev P1 Building 5 – Typical Details  
3124/802.1 Rev P1 Building 5 – Typical Details  
3124/803 Rev P1 Building 5 – Typical Details

n.b For clarity, the brick for the approved developments is understood to include a mix of the bricks previously approved for the walled garden walls, namely:

- HG Mathews Machine Made Light Multi
- HG Mathews Machine Made Multi (or Chesham Multi as these bricks are also known)
- HG Matthews Machine Made Woodfired range

It is assumed that confirmation will be provided in due course regarding the proposed coursing, mortar etc. via the reference to the appropriate and previously approved sample panel.

The proposed natural stone to be used shall match the details of the previously approved estate outbuildings in terms of colour, texture and geological source etc.

**Decision:** The details submitted in relation to this condition as noted above are approved and the application is partially discharged.

**Reason for Decision:** the proposed details will preserve the setting and significance of the associated heritage assets and are acceptable to facilitate the approved scheme in the interests of securing the long-term conservation of the estate. The details 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.