

13 April 2026

Dear Sir/Madam

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

Application No:	PL/2026/00380
Proposal:	Partial discharge of condition 33 of 18/00195/LBC (proposed corning at the First Floor of the Old Stables)
Site Address:	Tottenham House & Estate, Grand Avenue, Savernake, Marlborough, Wiltshire, 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. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 33: required the submission of details of various new elements, including c) new decorative works in rooms where none previously existed e.g. profiles of cornices and plasterwork.

Details Submitted for Approval: the details submitted on this occasion relate to the introduction of cornices at ground floor level within the Old Stables. Details are set out in the following documents:

BLDA

- 3123 Justification for Proposed Ground Floor Cornices – Rev C
- 3123/743 Cornice Types – Existing Ground Floor Plan – Original Cornice Location
- 3123/744 Cornice Types – Original Cornice Detail
- 3123/745 Cornice Types – Ground Flood – Rev C
- 3123/747 Proposed Cornice Type A – Typical Elevation and Detail – Rev A
- 3123/748.2 Proposed Cornice Type B – Typical Elevation and Detail – Rev A

Decision: The conditions are partially discharged in so far as they set out the details for the proposed cornices at ground floor level of the Old Stables. The works may now be carried out in accordance with the details listed above.

Reason for Decision: The proposed cornices reflect the location and profiles of the original historic situation but are replicated as none of the fabric from the original cornices remain due to the deterioration and poor condition of the building. The scheme respects the architectural hierarchy which is characteristic of the building whilst being appropriate to the new residential use and this location. The proposals constitute an appropriate detail within the context set by the wider approved scheme for the repair and reuse of Tottenham House and accord with 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.