

Major Projects & Performance Manager
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Helen Garside

12 June 2026

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

Your ref: PP-14995706

Dear Helen,

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Application for Non-Material Amendments at Tottenham House

On behalf of our Client, Mr. Chris Rokos ("the Applicant"), we write to enclose an application for Non-Material Amendments to S73 application (ref. PL/2024/09312) in respect of the Walled Garden at Tottenham House and Estate.

Specifically, this application relates to:

- Amendments to the Pool House inc. fenestration, stairs and landscaping;
- Amendments to the Spa Building inc. layouts and massing; and
- Amendments to Building 16/16A i.e., creation of a plant enclosure.

Accordingly, this application seeks the following non-material amendments:

"Non-Material Amendments to: Variation of conditions 2-6, 8-10, 17-19, 21-23 & 25 of 17/12461/OUT - To enable revised ancillary accommodation proposals including the erection of new buildings comprising an Estate Office, Grand Avenue Lodge, Maintenance Barn, Irrigation Plant and Store, Pool House, a second Substation and Picture Gallery extension to Tottenham House in lieu of some of the previously proposed staff and leisure accommodation, plus revised landscape proposals, creation of subterranean family link between the Main House, Stables and proposed Pool House and associated works, NAMELY to amend the design of the Pool House and Spa (Building 36); amend the design of Building 16/16A to create a plant enclosure; and associated works."

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

The application site is the Walled Garden which is located to the north-west of the Main House.

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."**

Most recently, Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in order to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to facilitate a new 'Revised Masterplan' to better reflect the Owner's aspirations for the Estate from a functional, operational and design perspective. The Listed Building Consent (ref. PL/2024/09243) was approved on the 15 September 2025. The S73 application (ref. PL/2024/09312) was approved on 29 January 2026.

Pre-Application Meeting

A pre-application meeting was held on 09 April 2026 with Wiltshire Council Officers. The meeting covered amendments to the Pool House, Spa Building, Building 5 and 16/16A. Officers were comfortable with the proposed adjustments and confirmed that the proposals were non-material.

The amendments to Building 5 and 16/16A are subject to a separate permission and dealt with separately.

Proposals and Justification

The proposed amendments have arisen from discussions with the Client and further detailed design work on the buildings.

In summary, the following amendments are sought:

Pool House

- Installation of external stair to provide access for fire services and service maintenance;
- Amendments to the access door in the spine wall from double leaf to single leaf to remain consistent with the two flanking doors;
- Amendments to internal floor levels to achieve step-free access for wheelchair users;
- Installation of two further termination points on the northern elevation;
- Replacement of the approved timber door on the western elevation with a fixed glazed window;
- Replacement of the approved single leaf French Doors on the eastern and western elevation to double leaf doors to ensure a more balanced composition;
- Adjustment of the approved timber door on the eastern elevation 2.9m to the south;
- Refinement of the proportions and glazing subdivisions of the French Doors on the southern elevation to ensure a more balanced composition;
- Rationalisation of the roof plan and replacement of single glazed roof with four larger organic, petal-shape rooflights;
- Removal of the southern planter closest to the flue terminals and adjusted design of the five remaining planters;
- Installation of two air intake and exhaust terminals are roof level concealed behind the parapet and coping stones;
- Increase in the coping stone thickness to match the existing profile; and
- Increase in the guarding shown around the courtyards from 1.1m to 1.5m to provide increased protection from falling.

Spa Building

- Simplification of the organic roof form by omission of a glazed projection that had formed a 'dormer' providing light to the main area of the building;
- Alterations to the roof construction to replace the metal roof with a green roof planted with a tailored vegetation layer - sedum or wildflowers - to further blend the pavilion with the surrounding landscape;
- Amendment to use a fine grained sprayed concrete finish rather than timber construction to provide structural support to green roof of the building;
- Minor adjustments to the outline of the main façade of the Spa pavilion to integrate the entrance with the staircase and tunnel, whilst retaining the proposed elevations tripartite glazed façade;
- Amendment to proposed finished floor level (FFL) of the pavilion, raised to the level of the surrounding swimming pool and Pool House; and
- Amendment to the roof form to keeping the building below the level of the adjacent Walled Garden historic walls, despite the amendment to internal floor levels.

Building 16/16A

- Creation of a plant enclosure.

The proposed amendments are summarised in further detail in the Design, Access and Heritage Statement prepared by BLDA Architects and submitted in support of this application.

Conclusion

The proposed amendments are proportionate and responsive to the scale and character of the Walled Garden setting. The amendments seek to ensure a more balanced architectural composition, improve accessibility and are largely required in order to ensure the functional operation of the buildings. Within the context of the scope of approved works, we consider the amendments to be non-material.

Application Documentation

In line with the validation requirements of Wiltshire Council the following documents, along with this Covering Letter, have been submitted via the Planning Portal:

- Completed Applications Forms, prepared by Newmark;
- Covering Letter, prepared by Newmark;

BLDA Architects:

Design and Access Statement, prepared by BLDA Architects;

Pool House and Spa Drawings

3121_200 Proposed Location Plan
3121_201 Proposed Site Plan_Rev(H)
3121_202 Proposed Walled Garden Plan_Rev(G)
3121_206 Proposed Walled Garden Sections_Rev(F)
3121_210 Proposed Basement Plan_Rev(E)
3121_210.1 Proposed Basement Plan_Rev(A)
3121_211.1 Proposed Mezzanine Plan Summary Amendments_Rev(D)
3121_211 Proposed Mezzanine Plan_Rev(H)
3121_212.1 Proposed Ground Plan Summary Amendments_Rev(E)
3121_212 Proposed Ground Plan_Rev(K)
3121_213.1 Proposed Roof Plan Summary Amendments_Rev(F)
3121_213 Proposed Roof Plan_Rev(H)
3121_220 Proposed South & North Elevations_Rev(G)
3121_220.1 Proposed North Elevation (with red outline) _Rev(G)
3121_221 Proposed East & West Elevations_Rev(J)
3121_222 Proposed Spa Building Elevations_Rev(C)
3121_225.1 Proposed South & North Elevations_Rev(C)
3121_225.2 Proposed North Elevation (with red outline) _Rev(C)
3121_225.3 Proposed East & West Elevations_Rev(E)
3121_230 Proposed Section A-A_Rev(H)
3121_230.1 Proposed Section A-A_Rev(D)
3121_260608_Planning NMA Collated

Building 16 and 16A Drawings

3124_240 Building 16 & 16a (Plant) - Ground Floor Plan_Rev(P3)
3124_241 Building 16 & 16a (plant) - Roof Plan_Rev(P3)
3124_242 Building 16 & 16a (plant) - Elevations_Rev(P3)
3124_247 Building 16 & 16a - Section CC_Rev(P3)

3124_248 Building 16 & 16a (Plant) - Section DD_Rev(P3)

Application Payment

The requisite Non-Material Amendment application fee of £400.00 (including a £91.00 Planning Portal service charge) has been made by our Client concurrently to the submission of this application.

We look forward to confirmation of the registration and subsequent validation of this application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss, Hannah Davies or Sam Ward of this office.

Yours faithfully,

A handwritten signature in dark ink that reads "Newmark". The letters are cursive and slightly slanted to the right.

Newmark

Enc. As above via the Planning Portal