

17 June 2026

Dear Sir/Madam

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

Application No:	PL/2026/00477
Proposal:	Partial discharge of condition 20 (Floors) relating to application 18/00195/LBC (Old Stables ground floor build-ups and finishes).
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 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 20 – Floors (edited for relevance)

Notwithstanding the general details shown within the Condition Survey and Schedule of Works Reports Vol I-V and VIII (updated) and IX the presumption should be in favour of retaining all historic floors (including floorboards and flagstones) in situ. Prior to the commencement of any works for the lifting, removal or replacement of any historic floors or floor finishes (other than where these have previously been agreed for removal as part of dry rot fabric removals or under condition 5) within any of the individual buildings or structures referred to in 1.1 to the Listed Building Justification and Work Methodology Statement, a schedule of proposals for the **storage, treatment, reinstatement and making good of the floors** shall be submitted to and approved in writing by the Local Planning Authority. As appropriate this shall include:

e) details of any proposed new or replacement floor finishes.

The works shall be carried out in accordance with the approved details.

Details Submitted for Approval: the details considered on this occasion include proposals for making up the shortfall in existing historic materials during the reinstatement of the floors. It is understood that this will be carried out using reclaimed Yorkstone and cut bricks as required.

The proposed details are as set out within your email dated 17th June 2026 and are in accordance with the following reference materials:

Adam Architecture

Stables Existing Floor Finishes Report ref. GSS/6150dated 20.02.2025

Ground Floor Proposed Internal Floor Finishes – Original Floor Finishes ref. TJHB002-ADA-XX-ZZ-DR-A00478
Rev E (previously approved)

n.b. it is understood that the new materials will be laid so as to be grouped to distinguish historic material from modern fabric to avoid confusing the historic record.

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 materials are a reasonable match which reflect the remaining historic floor finishes and are appropriate to facilitate the approved scheme, whilst preserving the character and appearance of the building, in the interests of securing the long-term conservation of the heritage assets. 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.