

Development Services
Wiltshire Council
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24 June 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/02007
Proposal:	Partial discharge of Condition 15 (External Lighting) and Condition 16 (Hard and Soft Landscaping) relating to application PL/2024/09312 - south parterre
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, W1T 3JJ

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 25 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 15 – External Lighting

No external lighting shall be installed on any building and/or other relevant area of the Estate or part thereof until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Institution of Lighting Professionals (ILP), Guidance Notes for the Reduction of Obtrusive Light, GN01:2021", have been submitted to and approved in writing by the Local Planning Authority for the relevant building and/or area of the Estate or part thereof.

Condition 16 – Hard and Soft Landscaping (edited for relevance)

Notwithstanding the details hereby approved as part of the Landscape Management Plan and Planting Principles reports by Matthew Wigan Associates, no hard and soft landscaping associated with any relevant building and/or other relevant area of the Estate or part thereof shall commence until further more detailed schemes of the hard and soft landscaping works for the relevant building and/or other relevant

area of the Estate or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :

- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant;
- details of fountains and bridges;- details of boundary treatments and other means of enclosure (including gates and gate piers).

Where site specific development is not proposed within any relevant building and/or other relevant area of the Estate or part thereof, landscaping shall be carried out in accordance with the Planting Principles report by Matthew Wigan Associates in any event.

Details Submitted for Approval: the details submitted on this occasion relate to the south parterre which lies along the south elevation of the main house and was laid out in its current format in the mid C19 following the construction of the Winter Garden. It is noted that final materials specifications will be approved on a site wide basis under separate cover and these specific details are therefore not approved at this time. The details are set out in your covering letter ref. GAO/JOR/SAV/HDA/ACL/U0011639 dated 13th March 2026 and within the following documents and plans:

Alan Baxter Associates

- Main House - Ground Floor, Proposed External Drainage, Overall Plan (ref. THB001-ABA-XX-XX-DR-S-4-02 Rev. S)
- Main House - Ground Floor, Proposed External Drainage, Zone M (ref. THB001-ABA-XX-XX-DR-S-4M02 Rev. L)
- Main House - Ground Floor, Proposed External Drainage, Zone N (ref. THB001-ABA-XX-XX-DR-S-4N02 Rev. K)
- Section through Proposed Water Storage Tank (ref. 1896.10.SK418 Rev. C)

ADAM Architecture

- Condition Statement (ref. GSS.6150 Rev. 03)
- South Parterre Hard Landscape Plan (ref. THL001-ADA-HL-XX-DR-A-1043 Rev. 03)
- South Parterre Path Hard Landscape Plan (ref. 6150-ADAM-HL-XX-DR-A-1044 Rev. 03)
- South Parterre Path Plan (ref. 6150-ADAM-HL-XX-DR-A-1042 Rev. 06)
- South Parterre Plan (ref. THL001-ADA-HL-XX-DR-A-1041 Rev. 07)
- South Parterre Section AA (ref. THL001-ADA-HL-XX-DR-A-3541 Rev. 04)
- South Parterre Section AA (ref. THL001-ADA-HL-XX-DR-A-3542 Rev. 04)
- South Parterre Section BB (ref. THL001-ADA-HL-XX-DR-A-3543 Rev. 04)
- South Parterre Section CC (ref. THL001-ADA-HL-XX-DR-A-3544 Rev. 04)

DPA

- Landscape Lighting Layout Sheet 7 of 8, East Gardens, North and South Terrace (ref. L10751A_LP_LS_07 Rev. 08)
- Lighting Control Schedule (Rev. 05), dated 20.02.2026
- Lighting Equipment Specification (ref. L10751A-LES-01 Rev. 07), dated 05.03.2026

DIALux

- Bat Corridor Light Calculation Report, dated 19.05.26

Hydreau

- South Parterre Irrigation Plan (ref. 792.3.IR.SP.1 Rev. 3)

MBP

- External Works Details South Parterre (ref. 10588-MBP-XX-XX-DR-C-0603 Rev. P03)
- Proposed Below Drainage Design South Parterre (ref. 10588-MBP-XX-00-DR-C-0601 Rev. P04)
- Proposed Below Drainage Design South Parterre (ref. 10588-MBP-XX-00-DR-C-0602 Rev. P04)

Vector

- Main House South Parterre External Services Layout (1 of 3) (ref. THIF01-VEC-XX-00-DR-U-0013 Rev. P2)
- Main House South Parterre External Services Layout (2 of 3) (ref. THIF01-VEC-XX-00-DR-U-0014 Rev. P2)
- Main House South Parterre External Services Layout (3 of 3) (ref. THIF01-VEC-XX-00-DR-U-0015 Rev. P2)

Tillmans

- Main House Ground Floor 2 of 2 AV Locations Plans (ref. TD-1596-1004b Rev. F)

Decision: The details submitted in relation to this condition are partially discharged in so far as they relate to the south parterre and immediately adjacent areas only (n.b final detailed specifications for materials remain to be discharged).

Reason for Decision: the details submitted are in line with the landscape details previously approved via the revision of the Masterplan (PL/2024/09312) and will preserve the character of this historic area which is of high landscape and architectural significance within the setting of the house. And assist in achieving the overall aims of the scheme for the long-term conservation and viability of the estate. The proposals are therefore in accordance with current conservation legislation and policy.

The commitment set out within your covering letter for the excavation for the rainwater water tank location to be subject to a watching brief in line with previously approved WSIs is noted and we trust that any findings will be reported in due course.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

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 planning permission 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 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. 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 the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.