

24 June 2026

Dear Sir/Madam

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

Application No:	PL/2026/03023
Proposal:	Partial discharge of condition 16 of PL/2024/09312 (Proposed removal of the existing railings, in-situ restoration, repair and replacement of the existing stone plinths, installation of a new underground water storage tank, and removal and replacement of the existing reservoir lining).
Site Address:	Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE
On Behalf Of:	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 11 May 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 16 (Edited for relevancy)

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 :-

- retained historic landscape features and proposed restoration, where relevant;
- 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 proposed removal of the existing railings, in-situ restoration, repair and replacement of the existing stone plinths, installation of a new underground water storage tank, and removal and replacement of the existing reservoir lining. The reservoir is located on Tottenham Ridge at the southern end of the Great Walk and was constructed in 1824 following the demolition of the Banqueting House.

The details for repair are set out in your letter GAO/JOR/SAV/HDA/ACL/U0011639 and dated 6th May 2026 and within following documents and plans:

Adam Architecture

- Condition Statement (ref. GSS/6150 Rev. B)
- Reservoir Location Plan (ref. 6150-ADAM-HL-00-DR-A-0192 Rev. 01)
- Reservoir Overall Landscape Plan ref. 15.06.26 Rev A
- Reservoir with Proposed Water Tank (ref. 6150-ADAM-HH-XX-DR-A-0191 Rev. 02)
- Reservoir Image References (dated 16th and 21st October 2025) (ref. 6150/HH 0174-0187 Rev. A)
- Reservoir Repair Schedule (ref. 6150/HH 0174-0187 Rev. A)
- Reservoir Condition Survey – Zone A (1-10) (ref. 6150-ADAM-HH-XX-DR-A-0174 Rev. B)
- Reservoir Condition Survey – Zone B (11-20) (ref. 6150-ADAM-HH-XX-DR-A-0175 Rev. B)
- Reservoir Condition Survey – Zone C (21-30) (ref. 6150-ADAM-HH-XX-DR-A-0176 Rev. B)
- Reservoir Condition Survey – Zone D (31-42) (ref. 6150-ADAM-HH-XX-DR-A-0177 Rev. B)
- Reservoir Condition Survey – Zone E (43-52) (ref. 6150-ADAM-HH-XX-DR-A-0178 Rev. B)
- Reservoir Condition Survey – Zone F (53-62) (ref. 6150-ADAM-HH-XX-DR-A-0179 Rev. B)
- Reservoir Condition Survey – Zone G (63-73) (ref. 6150-ADAM-HH-XX-DR-A-0180 Rev. B)
- Reservoir Condition Survey – Zone H (74-83) (ref. 6150-ADAM-HH-XX-DR-A-0181 Rev. B)
- Reservoir Condition Survey – Zone I (84-93) (ref. 6150-ADAM-HH-XX-DR-A-0182 Rev. B)
- Reservoir Condition Survey – Zone J (94-100) (ref. 6150-ADAM-HH-XX-DR-A-0183 Rev. B)
- Reservoir Condition Survey – Zone K (101-109) (ref. 6150-ADAM-HH-XX-DR-A-0184 Rev. B)
- Reservoir Condition Survey – Zone L (110-119) (ref. 6150-ADAM-HH-XX-DR-A-0185 Rev. B)
- Reservoir Condition Survey – Zone M (120-129) (ref. 6150-ADAM-HH-XX-DR-A-0186 Rev. B)
- Reservoir Condition Survey – Zone N (130-134) (ref. 6150-ADAM-HH-XX-DR-A-0187 Rev. B)

Decision: The details submitted in relation to this condition are partially discharged and the works may now go ahead in accordance with the details listed above.

Reason for Decision: the details provided allow for the proportionate repair of the structure and will assist in facilitating the overall approved scheme for the site in the interests of its long-term conservation. The works meet with current legislation and guidance and there is therefore no objection.

The commitment set out within your covering letter for the initial strip of the pipe route and 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.

It is noted that Natural England have granted the required Licence (ref. 2025-72742-EPS-MIT) to cover the proposed works and these shall now be carried out in strict compliance with the requirements of the Licence and accompanying work schedule.

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.