

15 July 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 discharge of condition(s) attached to the above listed building consent dated 23 January 2026. 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:

- b) a methodology for the lifting, retention and storage of flagstones. Final details of the proposed areas to be lifted. Details of proposals for their reinstatement;
- c) a detailed specification for proposed limecrete floors;
- 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 the proposed build-ups and finishes for the ground floor. The details outline proposals for the replacement of the previously installed limecrete floor with an alternative floor build-up detail and for the reinstatement of the retained historic floor finishes in their historic locations so far as possible. These finishes will be laid at their historic levels and will retain their original relationship with surrounding historic fabric and features. It is noted that there is a shortfall of historic materials due to their condition at the start of the project.

Proposals are also included for the overlaying of modern finishes in certain areas of the building. Details illustrate the relevant corresponding junctions with surrounding historic fabric (thresholds, doors, skirtings, fireplaces etc.), including proposed design amendments where required to facilitate the proposed modern overlays, and these are also approved.

n.b details for the proposed reuse and location of historic doors within the building are currently under consideration and will be dealt with under separate cover.

The proposed details are as set out within your email from Graham Oliver dated 7th April and on the following plans:

Adam Architecture

Floor Finishes - Details Sheet 1 ref. THB002-ADA-XX-00-DR-A-516
Floor Finishes - Details Sheet 2 ref. THB002-ADA-XX-00-DR-A-517 Rev A
Floor Finishes - Details Sheet 3 ref. THB002-ADA-XX-00-DR-A-518 Rev B
Floor Finishes - Details Sheet 4 ref. THB002-ADA-XX-00-DR-A-519
Ground Floor Proposed Internal Finished Floor Levels ref. THB002-ADA-XX-ZZ-DR-A-0480 Rev B
Ground Floor Proposed Internal Floor Finishes - Overlay Finishes ref. THB002-ADA-XX-ZZ-DR-A-0479 Rev D
Ground Floor Proposed Internal Floor Finishes – Original Floor Finishes ref. THB002-ADA-XX-ZZ-DR-A-0478 Rev E

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Ground Floor Finishes Plan ref. 3123/F401 Rev B
Proposed Ground Floor Finishes on replacement SRT Substrate Non Overlay Scenario ref. 240 Rev B
Proposed Ground Floor Finishes on replacement SRT Substrate With an Overlay ref. 240.1 Rev B
Ground Floor Build Ups over existing RC Slab, to Ceramic tile areas ref. 240.2 Rev C
Ground Floor Build Ups Typical Cross Section Original Uneven Floor Profile Proposed Level Floor Profile ref. 240.3 Rev B
Ground Floor Finishes Typical junction of overlay finish with stone skirting ref. 240.4 Rev D
Ground Floor Finishes Typical Detail junction HISTORIC TIMBER SKIRTING TO OVERLAYED FLOOR ref. 240.5 Rev D
Ground Floor Finishes Typical Detail Junction HISTORIC TIMBER OR STONE SKIRTING TO ORIGINAL STONE LEVEL ref. 3123/240.6 Rev D
Ground Floor Finishes Junction with Fireplace Hearth with and without overlay ref. 240.7 Rev B
Ground Floor Finishes Junction with External Door Threshold Overlay Area, with and without overlay ref. 240.8 Rev C
Ground Floor Build Ups Section through the Service Trench ref. 240.15 Rev B
Ground Floor Build Ups Section through the floor box, with / without overlay ref. 240.16 Rev B
Ground Floor Build Ups Section through the Heavy Loads sitting on the floor ref. 240.17 Rev B
Ground Floor Build Ups Section through the Picture Frame FOH Kitchen ref. 240.18 Rev B
Ground Floor Build Ups Section through the Basement Ceiling ref. 240.19 Rev A
Ground Floor Build Ups Section through Guest Bar & Party Room Ground Floor Breathability ref. 240.20 Rev A
Ground Floor Build Ups Section through the Service Trench ref. 240.21 Initial Release
Proposed Ground Floor Finishes on replacement SRT Substrate G04&05, G06 ref. 240.22 Initial Release
Ground Floor Build Ups Section through the floor box, with / without overlay ref. 240.23 Initial Release
Ground Floor Build Ups Floor Box Plan ref. 240.24 Initial Release

Decision: The details submitted in relation to this condition as noted above are approved and the application is partially discharged.

Reason for Decision: additional background investigation and information has been produced with regard to the proposed floor build-ups and HE are satisfied that the proposed alternative to the limecrete previously installed will have no additional harmful impact on the historic masonry fabric of the building. The proposed floor levels and finishes allow for the reinstatement of the retained historic floor finishes in their historic locations and relationship with surrounding fabric so far as this is possible and will preserve the significance of the building for the long term. The overlaying of modern finishes in certain locations (and associated facilitating detail) to suit the current owner's preferences provides a reasonable compromise and whilst there will be some limited harm from the visual impact of finishes which are inappropriate in this context, this will be temporary and reversible and is considered to be justified to facilitate the approved scheme 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.