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FAO: Ms Helen Garside

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

Your ref: PL/2024/09312 / PP-15076999

03 August 2026

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Partially Discharge Condition 16 of Section 73 application (ref. PL/2024/09312)

On behalf of our Client, Mr Chris Rokos ("the Applicant"), we write to enclose an application for the approval of details required by condition to partially discharge Condition 16 of Section 73 application (ref. PL/2024/09312), in relation to the proposed hard landscaping materials across several areas of the Estate.

Specifically, this application provides details of hard landscaping in the following areas:

- Old Stables
- Main House Front Forecourt
- Bakehouse Courtyard
- South Parterre
- East Terrace
- Site Wide

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.

Site Condition

The existing road and path surfaces across the estate predominantly comprise tarmacadam with a number of gravel footpaths and tracks. The existing surfacing arrangements have been described within the separate area-specific Condition 16 partial discharge applications submitted for the various parts of the estate, which are set out in further detail in the 'Planning History' section below.

The proposed works seek to remove the existing tarmacadam and gravel surfacing and replace them with a coordinated palette of high-quality materials appropriate to the significance, function and hierarchy of each space. The proposed surfacing strategy has been developed to reinforce the historic character of the estate whilst ensuring that each material is suitable for its intended use, anticipated traffic loading and long-term maintenance requirements. The proposed materials are described below and are consistent with the previously submitted area-specific Condition 16 partial discharge applications.

Planning History

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.

Since their purchase of the Estate, the Applicant has sought to partially discharge the relevant Conditions attached to the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC).

Most recently, Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in October 2024 to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to better reflect the Owner's aspirations for the Estate. These applications are referred to as the 'Revised Masterplan.'

The Revised Masterplan Listed Building Consent (ref. PL/2024/09243) was granted for: **"Repairs and extension/alteration to Tottenham House (including the erection of a Picture Gallery extension), the Old Stables, the Octagon Pavilion and other outbuildings and garden walls within Tottenham House and Estate to facilitate re-use as a Country House and Estate"** on 15 September 2025.

The Revised Masterplan Section 73 (ref. PL/2024/09312) was granted for: **"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"** on 29 January 2026.

Relevant Condition Discharge History

On 03 October 2025, an approval of details application (ref. PL/2025/06888) was approved in respect of hard and soft landscaping details around the Old Stables. The final material details for the hard landscaping were not provided within the scope of this application.

On 05 November 2025, an approval of details application (ref. PL/2025/07632) was approved in respect of hard and soft landscaping around the Bakehouse Courtyard.

On 24 June 2026, an approval of details application (ref. PL/2026/02007) was approved in respect of hard and soft landscaping around the South Parterre. Final design of materials were not approved under this application.

On 25 March 2026, an approval of details application (refs. PL/2026/00713 & PL/2026/01143) was approved in respect of hard and soft landscaping around the East Terrace.

On 06 May 2026, an approval of details application (refs. PL/2026/01896 & PL/2026/02008) was approved in respect of the hard and soft landscaping around the Sunken South Lawn.

Conditions for Discharge

The Applicant is seeking to partially discharge Condition 16 attached to the aforementioned Section 73 application (ref. PL/2024/09312).

Condition 16 of the Section 73 application (ref. PL/2024/09312), in full, states the following:

Condition 16 – Hard and Soft Landscaping

“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 :-

- full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;
- finished levels and contours;
- detailed car park and access (internal estate road) layouts;
- other vehicle and pedestrian access and circulation areas;
- 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.”

Pre-Application Meeting with Wiltshire Council

A pre-application meeting (ref. PA-10000522) was recently held with Officers on-site on 27th May 2026, at which various items were discussed including the use of Estate-wide surface materials/treatments and hard landscaping samples.

At this meeting, sample panels were presented, with Officers providing verbal acceptance for the principle of the proposed hierarchy of materials and their locations as indicated on an Estate-wide plan subject to formal submission pursuant to the relevant condition (no. 16). As part of their formal feedback, Officers requested that further information should be provided in the application regarding the transitions between materials, which they said will need to be carefully detailed. Officers also requested that the materials are presented in a package, with photographs and specific product details to allow the partial discharge of Condition 16.

Additionally, a proposed amended route for Brownian Drive was discussed with Officers at this on-site meeting in May, and Officers considered this amended route acceptable. This amended route for Brownian Drive is

included in the drawings submitted in support of this application.

Proposals

This application sets out the appropriate details to satisfy the requirements of and partially discharge Section 73 application Condition 16, in relation to the proposed hard landscaping materials across several areas of the Estate. Specifically, the areas to which this application relates to are the:

- Old Stables;
- Main House Front Forecourt;
- Bakehouse Courtyard;
- South Parterre;
- East Terrace; and
- Site Wide.

As requested by Officers, a Covering Statement has been prepared by ADAM Architecture which provides further details of the proposed hard landscaping finishes, and explains how the proposals reflect the hierarchy of spaces across the Estate, how historic materials have been reinstated, and how the transitions between materials have been carefully considered. Various drawings showing the different areas of hard landscaping, and including specific material details and images, have also been prepared by ADAM Architecture and are submitted in support of this application. This same level of detail will be provided within any future landscaping packs, including relating to hard landscaping works at Grand Avenue Lodge, the Estates Buildings, Pond Cottage, the North Parterre, and the Walled Garden.

As outlined in the accompanying Covering Statement, the hard landscaping materials have been carefully selected to establish a clear hierarchy of spaces across the Estate, thereby reflecting the relative importance of each location whilst responding to the historic character of the Site and the practical requirements of their intended use.

Reclaimed York Stone, which is one of the most traditional paving materials associated with English country estates, with there being some surviving existing York Stone within the Main House lightwells and porticos, has been reserved for the Estate's most prestigious spaces and those immediately adjacent to the stone facades of the Main House, which reflects the historic hierarchy of the Estate and gives prominence to the principal spaces. Whereas, more informal materials including tar and chip, hoggin and gravel, are proposed to be utilised within secondary estate roads and landscape settings where they are more appropriate to the rural character of the Estate.

Careful consideration has also been given to the transitions between materials. Sandstone sett margins and transition bands provide logical and durable interfaces between differing surface treatments, helping to define changes in character, accommodate areas of increased wear and create a cohesive palette of materials throughout the estate. This approach ensures that changes in surface treatment appear deliberate and considered, reinforcing the legibility of the estate while supporting long-term durability and ease of maintenance.

The materials have all been carefully selected as they are traditional, durable and sympathetic to the significance of the listed buildings and registered landscape.

Please refer to the supporting Covering Statement and the various drawings showing the different areas of hard landscaping, and including specific material details and images, prepared by ADAM Architecture, for further details of the proposals.

Application Documentation

In accordance with the validation requirements of Wiltshire Council, the following documents, alongside this Covering Letter, have been provided:

- Completed Discharge of Condition Application Form (ref. PP-15076999), prepared by Newmark;
- Condition Covering Statement (ref. GSS.6150 – July 2026), prepared by ADAM Architecture;
- Site-Wide Proposed Hard Landscape Plan (ref. THL001-ADA-HL-00-DR-A-0115 Rev. 09), prepared by ADAM Architecture;

- East Terrace Plan Extended Context (ref. THL001-ADA-HL-00-DR-A-0183 Rev. 10), prepared by ADAM Architecture;
- South Parterre Hard Landscape Plan (ref. THL001-ADA-HL-XX-DR-A-1043 Rev. 12), prepared by ADAM Architecture;
- South Parterre Path Hard Landscape Plan (ref. THL001-ADA-HL-XX-DR-A-1044 Rev. 10);
- Bakehouse Courtyard Hard Landscape Plan (ref. THL001-ADA-HL-XX-DR-A-3505 Rev. 01);
- Proposed Forecourt Finishes Plan (ref. THL001-ADA-HL-ZZ-DR-A-0131 Rev. 10); and
- Proposed Stables Paving Materials (ref. THL001-ADA-HL-ZZ-DR-A-0283 Rev. 09).

Summary

These approval of details applications have been submitted via the Planning Portal as detailed above.

We can confirm that the requisite application fee of £400.00 (inclusive of the Planning Portal Service Charge and VAT) will be paid by separate cover by the Applicant, in relation to the application to partially discharge Condition 16 of the Section 73 application.

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

Should you have any queries, please do not hesitate to contact Hannah Davies (020 7333 6221) or Anna Clements (0203 486 3359) of this office.

Yours faithfully,

**Newmark**