

Major Projects & Performance Manager
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Ms Helen Garside

Our ref: GAO/SAV/BNE/U0011639

Your ref: PP-15150389

18 August 2026

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to discharge Condition 9 of Listed Building Consent Reference PL/2024/09243
Picture Gallery (Building no. 47)

On behalf of our Client, Mr Chris Rokos ("the Applicant"), we write to enclose an application for the approval of details required by condition, in order to discharge Condition 9 attached to Listed Building Consent (ref. PL/2024/09243) at Tottenham House and Estate, Savernake, Marlborough, Wiltshire.

Relevant Planning History and Background

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.

Listed Building Consent (ref. PL/2024/09243) was granted for the following: **"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 the 5 September 2025.

Various external architectural details have historically been approved at the North Courtyard pursuant to condition 2 of listed building consent reference: 20/05531/LBC. These works were approved across several applications in October 2024 (ref. PL/2024/07167) and May 2025 (ref. PL/2025/03183). The wording of the condition to which these aforementioned submitted external architectural details for the North Courtyard were discharged under is similar to the wording of the condition for which this application for the external architectural details of the Picture Gallery (Building 47) (see below for further information).

Most recently, planning permission (ref. PL/2024/09312) was granted for: **"Variation of Conditions 2-6, 8-10, 17-19, 21-23 and 25 of planning permission reference 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, together with revised landscape proposals, the creation of a subterranean family link between the Main House, Stables and proposed Pool House, and associated works.” on the 29 January 2026.

Conditions for Discharge

The Applicant is seeking to discharge condition 9 attached to the aforementioned listed building consent (ref. PL/2024/09243) dated 15 September 2025. Condition 9, in full, states the following:

Condition 9

“Prior to the commencement of any new above ground construction of the Picture Gallery (building no. 47), large scale details of the following elements shall be submitted to and approved in writing by the Local Planning Authority:

- a) details of all new materials;*
- b) large scale details of proposed eaves and verges at not less than 1:5;*
- c) details of proposed new external joinery details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections at not less than 1:2;*
- d) proposed rainwater goods shall be lead or painted cast iron as appropriate;*
- e) details of any required flues, extract ducts, vents, grilles and meter housings.*

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

For the avoidance of doubt, all below ground works can commence in accordance with the approved details once the final Scheme of Movement Monitoring has been approved in writing by the Local Planning Authority”

Conditions 11 and 12 attached to the Revised Masterplan planning permission (ref. PL/2024/09312) dated 29 January 2026 require details of the external materials to be used for external walls and roofs and hardstanding surfaces (condition 11) and all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies (condition 12) before any above ground floor slab level construction occurs. Please note that these details relate to new buildings approved under the Revised Masterplan which are not relevant in this instance to the Picture Gallery (Building 47) and therefore do not form part of this approval of details application which just relates to condition 9 attached to listed building consent (ref. PL/2024/09243) dated 15 September 2025.

Proposals and Assessment

This approval of details application sets out the information submitted to satisfy the requirements for the discharge of Condition 9 attached to listed building consent ref. PL/2024/09243, which relates to the Listed Building Consent associated with the Revised Masterplan for Tottenham House and Estate. This submission is specifically related to the large-scale external architectural details of the Picture Gallery (Building 47).

The submitted drawing pack prepared by ADAM Architecture addresses the requirements of Condition 9 by providing detailed information on the proposed new materials, eaves and verge treatments, external joinery, rainwater goods, and roof ventilation. The details demonstrate that the proposed works have been developed sensitively to ensure an appropriate relationship with the Main House (Building 1) and the wider Estate, including remaining subservient to the principal heritage assets namely the Grade I listed house to which the Picture Gallery adjoins. The application therefore seeks the full discharge of Condition 9 attached to Listed Building Consent reference: PL/2024/09243.

The Bath Stone proposed for the Picture Gallery is Park Lane, which through discussion and sampling with the stonemasons, was agreed to be the most suitable stone. On 20 July 2026, Newmark sought Wiltshire Council's in-principle confirmation of the proposed use of Park Lane Bath Stone for the Picture

Gallery, pending formal submission of the detailed material information through this application. On 22 July 2026, Wiltshire Council confirmed that the use of Park Lane Bath Stone was acceptable in principle for use as the main stonework for construction of the Picture Gallery. The submitted details set out in the elevations drawings prepared by ADAM Architecture accordingly specify the use of Park Lane Top Bed stone for ashlar, and Park Lane Base Bed stone for sky-facing and more exposed elements, including copings, parapets, string courses and bottles, reflecting its greater weathering suitability. This strategy with regard to the proposed stonework specification is as per the strategy that has been approved and implemented for the Main House stonework repairs.

It should be noted that the intention is that all stonework will be finished with a light copperas coating which will be consistent across the North Courtyard and Main House to ensure visual coherence. These details will be submitted under separate cover pursuant to the relevant condition(s) in due course and will be reviewed on site with Officers at a forthcoming Site Meeting given the visual appearance will need to be reviewed for acceptability.

Overall, it is believed that the proposals for the external architectural details for the Picture Gallery (Building 47) have been carefully considered in a sensitive and coherent manner and will result in a scheme that does not compete with the architectural expression or interest of Tottenham House, and will have no significant adverse impacts on the architectural significance and setting of the house, the listed park and garden, and other surrounding listed buildings across the Estate. On this basis the proposed large scale architectural details are therefore considered to be visually appropriate to the external appearance of the building and which would integrate well into the Tottenham House and Estate.

Conclusion

The submitted details have been developed sensitively and coherently by the Project Team, including the Conservation Architect and Lead Designer, ADAM Architecture, in order to ensure that the proposed new materials, external joinery and rainwater goods are of an appropriately sensitive and traditional aesthetic and do not visually detract from the architectural and historic interest of Tottenham House and the wider Estate.

These proposals further showcase the careful and responsible stewardship of the Applicant and their Team of Specialist Advisors and the significant financial investment that they are willing to continue to commit to the restoration of Tottenham House and Estate.

Accordingly, we enclose the relevant details in order to discharge Condition 9 attached to listed building consent (ref.PL/2024/09243).

Application Documentation

In accordance with the validation requirements of Wiltshire Council, alongside this Covering Letter, we enclose the following documentation:

- Approval of Detail Application Forms (ref. **PP-15150389**), prepared by Newmark;
- Drawing Pack, prepared by ADAM Architecture

Please note, a separate document schedule of the drawing's numbers will be issued to Wiltshire Council Conservation Officer once the application is submitted.

Summary

As this application relates to a listed building consent there is no fee required to be paid by the Applicant. We look forward to confirmation of the registration and subsequent validation of this application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Belinda Neilson (020 3486 3782) of this office.

Yours faithfully,

Newmark

Newmark

Sam.aviss@nmrk.com

Direct tel. +44 (0) 20 3486 3524

Enc. As above via the Planning Portal