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FAO: Helen Garside

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

Your ref: PP-15216406

10 September 2026

Dear Helen Garside,

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 11 attached to Listed Building Consent (ref. 18/00195/LBC)

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 11 attached to the Listed Building Consent (ref. 18/00195/LBC). Specifically, this application relates to the key details for the refurbishment of the existing basin located within the Walled Garden.

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

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.

A Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in order to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to facilitate a new 'Revised Masterplan' to better reflect the Owner's aspirations for the Estate from a functional, operational and design perspective. The Listed Building Consent (ref. PL/2024/09243) was approved on the 15 September 2025. The S73 application (ref. PL/2024/09312) was approved on 29 January 2026.

Most recently, a Section 73 (ref. PL/2026/03741) and associated Listed Building Consent (ref. PL/2026/03721) application was submitted in order to adjust Building 16/16A, the Pool House and Spa Building. The S73 application (ref. PL/2026/03741) and Listed Building Consent (ref. PL/2026/03721) was approved on the 22 July 2026.

Condition Discharge

Condition 11 of Listed Building Consent (ref. 18/00195/LBC) states:

"Schedule of repair to Garden Structures and Features –

Prior to the commencement of repairs or rebuilding to any historic garden structure not specifically referred to within the Condition Survey and Schedule of Works – Estate Outbuildings of Merit Volume IX, including the walled garden walls and ha-ha, terraces, retaining walls, steps, ponds etc. detailed schedule(s) of the proposed repairs indicating the scope and nature of the works shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved schedule(s)."

In line with Condition 11, we are specifically submitting details in relation to the refurbishment of the pond within the walled garden which is currently dry.

Proposals

The proposed works to the existing basins have been developed with the principles of good conservation practice. The proposals seek to reinstate the basin while retaining its existing character, position and proportions within the Walled Garden.

The existing position of the basin within the Walled Garden will be retained, together with its existing diameter and overall depth. This approach will ensure that the reinstated basin remains consistent with its historic location and established form.

The existing stone edge detail, which is currently in a state of repair, will be recreated using reclaimed York Stone slabs. This will help to retain and reinstate the traditional appearance of the basin edge while using materials appropriate to the historic setting.

The basin itself will be reconstructed using a reinforced concrete (RC) wall incorporating a waterproof membrane, with the visible internal surface painted in black paint. This will provide a durable and watertight structure while maintaining a discreet appearance within the Walled Garden.

Appropriate water filtration and treatment measures will also be incorporated to maintain water quality and support the long-term health and welfare of fish. Plant and filtration equipment will be accommodated within a discreet underground plant roof, accessed via a manhole cover, ensuring that the necessary infrastructure can be provided without adversely impacting the surrounding landscape or visual character of the Walled Garden.

Just to note the existing fishpond is currently dry and thus there are no ecological impacts with the proposals.

For further details of the proposed works please refer to the Design Statement and Drawings prepared by BLDA Architects, submitted in support of this discharge of condition application.

Application Documentation

In line with the validation requirements of Wiltshire Council, the following documents, alongside this Cover Letter, have been submitted via the Planning Portal:

- Completed Discharge of Condition Application Form, prepared by Newmark;
- Covering Letter, prepared by Newmark;
- Existing Basin (Fishpond) Proposed Refurbishment Statement, prepared by BLDA Architects;
- Proposed Basin Fishpond Plan (3125-759), prepared by BLDA Architects;
- Proposed Basin Fishpond Sections (3125-759.1), prepared by BLDA Architects;
- Proposed Basin Fishpond Detail 1 (3125-759.2), prepared by BLDA Architects; and
- Photos of Existing Basin (3125-759.3), prepared by BLDA Architects.

This application is an approval of details application in respect of a Listed Building Consent application. As such, there is no fee payable.

We trust that you find the enclosed Discharge of Condition Application in order and we look forward to hearing confirmation of the application's validation.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (Sam.Aviss@nmrk.com / 020 3486 3524), Hannah Davies (Hannah.Davies@nmrk.com / 020 7333 6221), or Sam Ward (Sam.Ward@nmrk.com / 020 3486 3630) of this office.

Yours faithfully,



Newmark