

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

FAO: Helen Garside

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

Your ref: PP-15215033

10 September 2026

Dear Helen,

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Application for Non-Material Amendments

On behalf of our client, Mr. Chris Rokos ("the Applicant"), we write to enclose an application for Non-Material Amendments to Section 73 Planning Permission (ref. PL/2024/09312) in respect of the Walled Garden at Tottenham House and Estate.

Specifically, this application relates to:

- Amendments to the Landscaping;
- Amendments to the Pool House;
- Amendments to the Spa Building;
- Amendments to the Tennis Pavilion; and
- Installation of a plant enclosure serving Building 5.

Accordingly, this application seeks the following non-material amendments:

"Non-Material Amendments to: 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, NAMELY to amend the design of the Landscaping, Pool House, Spa Building, and Tennis Pavilion, the installation of plant equipment; and associated works."

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

The application site is the Walled Garden which is located to the north-west of the Main House.

Original Permission

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.

Revised Masterplan

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.

Relevant Planning History

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.

Additionally, several discharge of condition applications have been submitted in relation to the external materials details for the Walled Garden buildings. Details for Building 5 and 16/16 (ref. PL/2026/00533) were approved on the 8 May 2026, details for Building 14 and 17 (ref. PL/2026/03862) and Building 18 and 19 (ref. PL/2026/03863) were approved on the 28 August 2026.

Concurrently Submitted Applications

The number of condition discharge applications will be submitted following this Non-Material Amendment application based on the revised layouts included in this application. These will deal with soft landscaping, the repair/reinstatement of the fishpond and subterranean services.

Pre-Application Meeting

A pre-application meeting was held on 01 July 2026 with Wiltshire Council Officers. The meeting covered the amendments included within this application. Officers subsequently confirmed via email that the amendments could be dealt with through the submission of a Non-Material Amendment.

Proposals and Justification

The proposed amendments have arisen from discussions with the Client and further detailed design work on the buildings.

In summary, the following amendments are sought:

Spa Building

The proposed development includes the provision of a basement plant room equating to 83sqm beneath the footprint of the approved Spa Building. The plant room will be located within the space between the approved tunnel leading towards the eastern boundary of the Walled Garden and the approved staircase providing access to ground level from the North-South tunnel.

The basement plant room will provide the necessary services to support the Spa Building, including the sauna, steam room and plunge pool, as well as the swimming pool and spa pool.

The proposed basement extension is functionally required to accommodate the plant and associated services. As the extension is entirely subterranean, it will have no visual impact on the Walled Garden or the wider heritage assets, while allowing the required plant and equipment to be accommodated discreetly below ground.

The proposed development includes the addition of two external ventilation vents at ground floor level, positioned behind the Spa Building and visually concealed by the surrounding landscaping. The vents will serve the proposed basement plant room and provide the necessary ventilation to support its operation.

The proposed vents represent a minor amendment to the approved scheme and comprise small-scale additions associated with the Spa Building. Their location behind the building, together with screening provided by the landscaping, will ensure that they are visually unobstructive and have no material impact on the setting or significance of the heritage assets.

Furthermore, the proposals include the removal of the existing domed rooflight and associated flue, which will be replaced with a flat rooflight. The replacement rooflight will be consistent with the rooflights already approved for the building, ensuring a cohesive appearance and maintaining consistency with the approved scheme.

Please refer to the Pool House and Spa Building DAS prepared by BLDA dated 8 September 2026, for further information of the proposals.

Spine Wall

The proposed development includes an amendment to the Spine Wall and Pool House access arrangements to improve accessibility to the eastern entrance of the Pool House. While this information has been submitted via condition discharge (ref. PL/2026/03471), the relevant elevations are included within this submission for completeness.

A new level, step-free access route is proposed along the eastern elevation, providing direct access from the pool area to the entrance door. The revised arrangement will provide improved step-free access through the Spine Wall to facilitate the maintenance and servicing of the Pool House and associated facilities.

To accommodate the revised access arrangement, the proposals include a wider, flat-arched opening within the Spine Wall, providing the unobstructed access required throughout the lifetime of the building. The eastern entrance will be served by a pair of ramps, providing a safe and accessible route between the pool area and the Pool House entrance.

Please refer to the Pool House and Spa Building DAS prepared by BLDA dated 8 September 2026, for further information of the proposals.

Landscaping

A series of amendments are proposed to the Walled Garden Landscaping. The principal change comprises the reduction of the tennis courts from two to one, with the remaining court retained in its approved location. This change will provide additional space for planting, helping to create greater screening, privacy and visual enclosure around the tennis court.

A number of minor amendments are also proposed, including the introduction of additional serpentine paths and water features, revisions to the soft landscaping and planting and the creation of a circular planting areas between Buildings 10 and 12 to improve pedestrian circulation and movement through the Walled Garden.

Proposed planting within the garden has developed to provide a greater richness in form and detail reminiscent of the Georgian and High Victorian periods of the gardens. Full details of soft landscaping will be submitted under a condition discharge application in due course.

Overall, the proposed layout will evoke the 'spirit of place' of Tottenham House, combining the order and symmetry of the Palladium movement with its lighter, playful cousin, Rococo.

Please refer to the Walled Garden Landscape DAS prepared by BLDA dated 28 August 2026 and DE Landscape and Heritage Justification dated 5 June 2026 for further information of the proposals.

Tennis Pavilion

The proposals also include the replacement of the approved octagonal tennis pavilion to provide additional services and support space associated with the tennis court. The design has been revised taking inspiration from Chinese architecture and draws reference from similar structures found within historic gardens.

Please refer to the Walled Garden Landscape DAS prepared by BLDA dated 28 August 2026, for further information of the proposals.

Building 5 Plant Enclosure

The proposed works seeks to install an acoustic enclosure to service Building 5 (the Studio) in the enclosed area between the tall hedges of the Tennis Court and the existing West Garden Wall. The condenser acoustic enclosure will provide effective noise reduction and vibration isolation whilst supporting the required comfort cooling for Building 5. The enclosure will measure 1800mm x 1600mm x 1200mm and will be constructed from galvanized mild steel, finished in dark green to minimise its visual impact.

The condenser enclosure will be surface mounted and located no more than 20-30 metres from Building 5, ensuring efficient operation. Its positioning and design will seek to minimise visibility and avoid obstruction to existing services and circulation routes within the Walled Garden, while also reducing noise and vibration impacts associated the mechanical plant equipment.

Please refer to the Walled Garden Landscape DAS prepared by BLDA dated 28 August 2026, for further information of the proposals.

Application Documents

In accordance with Wiltshire Council validation requirements, the following documents have been submitted in support of this application:

Newmark

- Application Form, prepared by Newmark;
- Planning Cover Letter, prepared by Newmark;

BLDA Architects:

- Proposed Location Plan (200)
- Walled Garden Landscape Proposed Masterplan (210 Rev P4);
- Walled Garden Landscape Proposed Grading Levels (212 Rev P2);
- Walled Garden Landscape Proposed Section A-A (220 Rev P2);
- Walled Garden Landscape DAS (dated 28 August 2026);
- Proposed Tennis Pavillion Section B (221.1 Rev P2);
- Proposed Tennis Pavillion Ground Floor Plan (250.1 Rev P2);
- Proposed Tennis Pavillion Roof Plan (250.1 Rev P1);
- Proposed Tennis Pavillion North and East Elevations (250.3 Rev P1);
- Proposed Tennis Pavillion South and West Elevations (250.4 Rev P1);
- Proposed Walled Garden and Outline Landscape Sections (206 Rev I);
- Proposed Basement Plan (210 Rev E);
- Proposed Basement Plan (210.1 Rev A);
- Proposed Mezzanine Plan (211 Rev I);
- Proposed Mezzanine Plan Amendments (211.1 Rev E);
- Proposed Ground Plan (212 Rev M);
- Proposed Ground Plan Amendments (212.1 Rev G);
- Proposed Roof Plan (213 Rev J);
- Proposed Roof Plan Amendments (213.1 Rev H);
- Proposed East and West Elevations (221 Rev K);
- Proposed Spa Building Elevations (222 Rev D);

- Proposed North South Elevations Amendments (225.1 Rev E);
- Proposed North Elevation (225.2 Rev E);
- Proposed East and West Elevations (225.3 Rev G);
- Proposed Section AA (230 Rev H);
- Proposed Section AA Amendments (230.1 Rev D);
- Pool House and Spa Building DAS (dated 8 September 2026)

- Proposed Building 5 Acoustic Enclosure (260.1 Rev P2)

DE Landscape and Heritage

- Proposed Landscape Treatment of the Walled Garden Justification (dated 5 June 2026)

The requisite Non-Material Amendment Application fee of £408.00 (inclusive of VAT and the Planning Portal admin fee) respectively, will be paid online to the Council via the Planning Portal.

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

In the meantime, should you have queries, please do not hesitate to contact Sam Aviss (Sam.Aviss@nmrk.com / 020 3486 3524), Hannah Davies (Hannah.Davies@nmrk.com / 0207 333 6221) or Sam Ward (Sam.Ward@nmrk.com / 020 3486 3630) of this office.

Yours sincerely,



Newmark