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Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Helen Garside

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

Your ref: PP-15224324 / PP-15224888

16 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 and Listed Building Consent at Tottenham House

On behalf of our client, Mr. Chris Rokos ("the Applicant"), we write to enclose an application for Non-Material Amendments and Listed Building Consent to Section 73 Planning Permission (ref. PL/2024/09312) in respect of Building 5 within the Walled Garden at Tottenham House and Estate.

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 layout and fenestration of Building 5."

Accordingly, this application seeks Listed Building Consent for the following works:

"Building 5: Amendments to the Layout and Fenestration"

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 Building 5 located within 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

A discharge of condition application was submitted for the external material details for Building 5 and 16/16A (ref. PL/2026/00533) were approved on the 8 May 2026.

Most recently, an NMA application was submitted on the 10 August 2026 in order to adjust the Landscaping, Pool house, Spa Building, Tennis Pavillion and Installation of a plant enclosure servicing Building 5. This application is currently awaiting validation and determination timescales.

Proposals and Justification

Building 5 (The Studio) is located against the western section of the historic Walled Garden and is currently in very poor condition, with significant areas of the original masonry walls having collapsed. A proportion of the irreversible loss and damage is understood to have resulted from storm damage sustained in 2022. The surviving fabric is therefore limited in both extent and condition, reflecting both the effects of prolonged deterioration and the more recent structural damage and subsequent stabilisation works.

Whilst the area of the estate where the building is located is of historical significance in terms of evidencing its historic development as an area of ancillary functional uses to serve the main house, the significance of Building 5, in terms of architectural and historic interest as a curtilage structure has been significantly eroded by the extent of structural collapse and loss of historic fabric.

The approved proposals seek to reinstate Building 5 and establish it as an Art Studio, drawing upon the character and architectural language of traditional garden buildings such as loggias and orangeries commonly associated with historic walled garden buildings of this period. The overarching aim is to reinstate the building back into a viable and sustainable use that is compatible with the wider restoration and re-use of the Estate, whilst retaining and reinforcing its relationship with the historic Walled Garden.

The amendments proposed within this application relate principally to the internal layout and fenestration of Building 5 and respond to the future operational requirements of the proposed Art Studio. They seek to provide an appropriate balance between the functional requirements of the new use, the provision of natural daylight and ventilation and architectural character of the building.

Amendments to the Layout

Minor amendments are proposed to the internal plan form of Building 5 to enlarge the Lobby and WC. This will allow for the provision of shower enclosure and provide improve accessibility, useability and functionality of the proposed Art Studio use. The changes are limited in extent and do not alter the overall form or external character of the building.

Amendments to the Fenestration

On the South Elevation, the three glazed openings within the existing recessed tripartite panels are proposed to be enlarged. The approved scheme provides for three sets of double doors; however, these would compromise the internal layout and functionality of the Art Studio. The amended proposals therefore provide for larger timber-framed sash windows with arched over-lights. The openings follow the form of the original arched openings, retaining an important aspect of the building's architectural character. Whilst this will result in an altered appearance from that prior to the building's collapse, it is noted that approval has already been granted for doors in place of windows within these openings and these amendments represent a reversion to windows rather than doors which reflects the type of fenestration on the historic elevation.

On the East Elevation, the proposal seeks to replace the existing single opening within the historic Walled Garden wall with two pairs of glazed French doors, each with a fanlight above. The enlarged openings will provide a stronger visual and physical connection between the studio and the external garden environment, while also providing level of access and flexibility required for the proposed use. The French doors and fanlights are intended to complement the architectural character of the building and reinforce its relationship with the established language of the garden buildings. The amendments will also result in a more balanced elevation for Building 5.

The amendments also include the enlargement of the double-glazed windows on the West Elevation, facing the Slips Garden, following the size and proportions of the windows at the opposite end of the building.

The North Elevation, will incorporate enlarged double-glazed doors, proportioned to relate more closely to the other principal glazed openings within the Studio. Collectively, these amendments will create a more consistent fenestration arrangement across Building 5 and improve the provision and

distribution of natural daylight as well as strengthen the relationship between the internal workspace and surrounding garden.

Notwithstanding the proposed amendments to the fenestration, the original form and character of Building 5 will otherwise be carefully reinstated through rebuilding in traditional materials and where appropriate, replicating its appearance prior to collapse. The proposals therefore retain the general form of the building as already approved, whilst allowing for a limited degree of alteration necessary to accommodate its proposed new use as an Art Studio.

Natural daylight is fundamental to the successful operation of an art studio, particularly for activities such as painting, drawing, photography, sculpture and other material-based creative work where the accurate perception of colour, tone and texture is important. The enlarged openings will therefore improve the quality and distribution of daylight within the Studio providing a varied pattern of natural illumination throughout the day, while reducing the reliance on artificial lighting during daylight hours, creating an adaptable working environment.

Summary

Overall, the proposed amendments represent a refinement of the approved scheme in response to the functional requirements of the buildings proposed use. The changes will improve the quality and useability of the Art Studio, enhance its relationship with the surrounding garden, and provide a more coherent and balanced fenestration arrangement, while retaining the overall architectural and proportions of Building 5.

The proposed use is relatively quiet and low impact and is considered compatible with the character and setting of the historic building. The building's orientation, access to natural light and close relationship with the Walled Garden provide an appropriate environment for creative work. The proposal of a new function as an art studio offers an opportunity to give the building a suitable and sustainable use, while preserving its architectural character and enhancing its contribution to the historic Walled Garden and its wider setting.

Other potential uses for Building 5 were discussed including a maintenance office and workshop space. While this would provide a practical function, it was considered less suited to the architectural character, qualities and stature of the building. As a result, an Art Studio was considered the most appropriate and sympathetic use for the historic building, as it can be accommodated largely within the existing form and volume of the building, minus a few minor amendments to the design to improve the functionality and useability of the building as an Art Studio which this application seeks.

For further details of the proposed amendments, please refer to the Drawings and Justification Statement prepared by BLDA and the Heritage Statement prepared by Roger Mascall.

Heritage Impact and Public Benefits

The proposed amendments have been carefully considered in accordance with the NPPF (2026).

HE5: relates to assessing effects on heritage assets. It states:

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal

on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- b. Have no effect on the significance of a heritage asset; or
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of development which should be considered.

In this case Turleys have assessed the significance of Building 5, and conclude the significance of the building and the south wing specifically, in terms of architectural and historic interest has been eroded to the extent that its contribution as a curtilage listed structure is limited. Whilst its location, relationship with the walled garden and general form, as far as it remains legible, have some historic interest, architectural interest has been severely diminished due to the extent of fabric collapse, loss and removal.

HE6 relates to proposals affecting designated heritage assets. It notes:

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

Turleys conclude that given the existing baseline condition and associated severely diminished significance of the structure, in effect now a ruin, and the limited impact of the enlarged window openings within the context of the otherwise restored form and re-use of the building, the proposals will have a proportionately limited effect on significance.

If harm is discerned, this would be limited given the condition and relative contribution to significance that the structures now make to the heritage value of the Tottenham House Estate and the principal designated heritage assets.

In these terms such harm would not be substantial but is nevertheless a matter of considerable importance and weight. However, this is to be weighed against the considerable benefits of rebuilding and reuse of the structure and restoring its original general form in authentic traditional materials.

As such, the rebuilt building would make a greater contribution to the wider significance of the walled garden, principal listed buildings and registered park than the present dilapidated ruin.

In accordance with Policy HE6, the proposals would therefore reinstate the building bringing it back into use alongside a wider package of public benefits arising from the restoration and re-use of the Estate. An overarching principle of the wider scheme is the repair and restoration of the historic buildings, whilst responding to the practicalities of what remains on site and accommodating their approved uses.

Overall, the proposals will facilitate the repair, reinstatement and beneficial re-use of Building 5 and, when considered in the context of the wider restoration of the Estate, the limited heritage impact is considered to be outweighed by the associated public benefits.

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:

- Existing Site Location Plan (3125-001);
- Proposed Site Location Plan (3125-202);
- Building 5 Justification Statement (dated 16 September 2026);
- Building 5 Ground Floor Plan (3124-200 Rev P2);
- Building 5 Roof Plan (3124-202 Rev P2);
- Building 5 West Elevation (3124-210 Rev P2);
- Building 5 North Elevation (3124-211 Rev P2);
- Building 5 East Elevation (3124-212 Rev P2); and
- Building 5 South Elevation (3124-213 Rev P2);

Turley Heritage

- Building 5 Heritage Assessment (dated September 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.

There is no fee payable for the submission of a Listed Building Consent.

We look forward to confirmation of the registration and subsequent validation of this 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,

A black rectangular box used to redact a signature.

Newmark