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FAO: Helen Garside

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

Your ref: PP-15264135

1 October 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 and 12 attached to Full Planning Permission 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 11 and 12 attached to the Full Planning Permission Ref. PL/2024/09312. Specifically, this application relates to the external material details for the Pool House 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.

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.

Most recently, an NMA application (ref. PL/2026/05808) is pending determination in order to adjust the Landscaping, Pool house, Spa Building, Tennis Pavillion and Installation of a plant enclosure servicing Building 5.

Condition Discharge

Condition 11 of Full Planning Permission ref. PL/2024/09312 states:

"With the exception of the following buildings and areas:

Main House & North Courtyard Spa (Tottenham House) – Building No. 1

- ***The Old Stables – Building No. 2***
- ***Octagon Pavilion – Building No. 22***
- ***Grand Avenue Lodge – Building No. 20***
- ***Substation 2 – Building No. 48B***
- ***Estate Office – Building No. 32***
- ***Maintenance Yard – Building No. 11***
- ***Irrigation Plant and Buggy Store – Building No. 49***

No development above ground floor slab level of any other building or relevant part of the Estate shall commence until full details of the external materials to be used for:

- ***External walls and roofs***
- ***Hardstanding surfaces***

have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the approved materials."

Condition 12 of Full Planning Permission ref. PL/2024/09312 states:

"With the exception of the following buildings and areas:

- **Main House & North Courtyard Spa (Tottenham House) (building no. 1)**
- **The Old Stables (building no. 2)**
- **The Octagon Pavilion (building no. 22)**
- **Grand Avenue Lodge (building no. 20)**
- **Substation 2 (building no. 48B)**
- **Estate Office (building no. 32)**
- **Maintenance Yard (building no. 11)**
- **Irrigation Plant and Buggy Store (building no. 49)**

No development above ground floor slab level of any building or other relevant area of the Estate or part thereof shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies to be used in the development of any building or other relevant area of the Estate or part thereof have been submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details.”

In line with Condition 11 and 12, we are specifically submitting details in relation to the external material details for the Pool House. As agreed with Officers, details of the Spa Building will be submitted under separate cover in due course.

Proposals

The proposed external materials for the pool house are set out below for the avoidance of doubt.

The stonework will comprise Peak Moor fine to medium-grained sandstone, quarried at Stanton Moor near Matlock, Derbyshire. This will be used for the coping stones, plinth blocks, architraves, spandrel panels and window cills, with the latter formed as part of the stonework package. The spandrel panels and plinth blocks will incorporate traditional curved profiles, as shown on the relevant drawings.

The main face brickwork will comprise HG Mattis bricks (230 x 110 x 66mm), using an equal random mix of multi and light multi-red bricks, with random mixed headers comprising approximately 50% wood-fired and 50% flint headers. The brickwork will have flush bed and perp joints. Curved brick detailing will use Dreadnought Staffordshire Red creasing tiles (265 x 165mm), set approximately 5mm forward of the adjacent brickwork. Rubber brick arches will comprise gauged brick flat arches using rubber bricks supplied by Bulmer Brick and Tiles, to match the existing flat arches within the Walled Garden.

The mortar will match that used for repairs to the existing Garden Wall. Lime Centre 'Heritage Mortar NHL2', made with local sands, will provide a pale yellow/off-white finish, with 3mm broomed joints and St Astier natural hydraulic lime. NHL5 will be used below ground and to all sky-facing surfaces.

The timber doors will be hardwood panelled doors finished in Sage Green paint. The French doors and pivot doors will comprise steel thermally broken double-glazed systems with a handcrafted patinated antique bronze finish. The windows will also comprise steel thermally broken double-glazed systems with the same antique bronze finish. The metal louvre systems will match this finish.

The roof will incorporate flat rooflights, including circular or organic curved forms in plan, concealed behind the planted roof and stone parapet. The rooflight frames will be finished in RAL 7016 Anthracite Grey. The pitched and flat roofs will incorporate a green roof using a British-grown

wildflower blanket comprising 36 native species and four grass species, with an anticipated planting height of 300–600mm.

The atrium roof will comprise a bitumen capping system with glass/polyester reinforcement over warm roof insulation. The chimney termination fans will be painted steel.

Overall, the proposed materials comprise brick, natural stone, lime mortar, painted timber, bronze-finished metalwork and planted roofs. These materials and the associated detailing have been selected to ensure the pool house sits comfortably within the existing Walled Garden and responds to its established character.

For further details of the proposed external materials, please refer to the submitted drawings prepared by BLDA in support of this discharge of condition application.

Application Documentation

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

- Completed Discharge of Condition Application Form, prepared by Newmark;
- Covering Letter, prepared by Newmark;
- Pool House Details (3121-260), prepared by BLDA;
- Pool House Mock-up (3121-260.1), prepared by BLDA;
- Eaves and Plinth Details (3121-261), prepared by BLDA;
- Proposed Door G.ED 01 (3121-267 Rev A), prepared by BLDA;
- Proposed Door G.ED 02 and G.ED 08 (3121-268 Rev A), prepared by BLDA;
- Proposed Door G.ED 03 and G.ED 07 (3121-269 Rev A), prepared by BLDA;
- Proposed Door G.ED 04 and G.ED 06 (3121-270 Rev A), prepared by BLDA;
- Proposed Door G.ED 05 (3121-271 Rev A), prepared by BLDA;
- Proposed Door G.ED 09 (3121-272 Rev A), prepared by BLDA;
- Proposed Door M.ED 01 and 04 (including canopy) (3121-273 Rev A), prepared by BLDA;
- Proposed Rooflight RL 02 and RL 06 (3121-274 Rev A), prepared by BLDA;
- Proposed Rooflight RL 01, 03 and 05 (3121-275 Rev A), prepared by BLDA;
- Proposed Rooflight RL 04 (3121-276 Rev A), prepared by BLDA;
- Proposed Rooflight RL M 01 and M 02 (3121-277 Rev A), prepared by BLDA;
- Proposed Metal Louvre (3121-278 Rev A), prepared by BLDA;
- Proposed Chimney Detail (3121-279 Rev A), prepared by BLDA;
- Proposed Rainwater Goods Details (3121-280 Rev A), prepared by BLDA;
- Proposed Door M.ED 02 and 03 (3121-281 Rev A), prepared by BLDA;
- Proposed Window GL 01 and GL 02 (3121-282 Rev A), prepared by BLDA;
- Proposed Window GL 03 and GL 06 (3121-283 Rev A), prepared by BLDA;
- Proposed Window GL 05 (3121-284 Rev A), prepared by BLDA;
- Chimney Product Data Sheet (DS_RSV), prepared by BLDA.

This requisite fee of £408.00 (incl. service charge of £99.00) has been paid by our client via the Planning Portal.

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,

A handwritten signature in dark ink that reads "Newmark". The letters are cursive and slightly slanted to the right.

Newmark