

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05808
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE
DEVELOPMENT DESCRIPTION:	Non-Material Amendment relating to application PL/2024/09312 - Amendments to the design of the Landscaping, Pool House, Spa Building, and Tennis Pavilion
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

The amended details that this application relates to include:

- Amendments to the landscaping within the walled garden;
- Amendments to the Pool House design;
- Amendments to the Spa Building design;
- Amendments to the Tennis Pavilion design; and
- Installation of a plant enclosure serving Building 5.

PLANNING HISTORY

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.

RELEVANT LEGISLATION AND GUIDANCE

Town and Country Planning Act 1990 (as amended):

- Section 96A: This section provides the legal basis for non-material amendments to an existing planning permission. It allows Local Planning Authorities (LPAs) to make changes to a planning permission without the need for a new application, provided that the changes are considered to be "non-material."
- The Act does not define "non-material," and it is at the discretion of the LPA to determine whether a proposed amendment qualifies as such, considering the specific context of the development and its impacts.

CONSULTATION

As an application for a non-material amendment is not a full planning application, the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity do not apply. Consequently, local planning authorities have discretion regarding whether and how to inform interested parties or seek their views.

Given that the changes proposed are by definition non-material, consultation or publicity are typically not required. Additionally, as the proposed amendments are minor in nature, there are generally no significant effects that would necessitate consideration under the Environmental Impact Assessment Regulations 2011. In this instance however, given the extent of previous input from Historic England they have been consulted as a courtesy. They have chosen not to comment (dated 02 October 2026).

ASSESSMENT

Non-material amendments are changes that do not significantly alter the scheme's overall impact. They can involve minor adjustments to the design or other aspects of the development but should not fundamentally change its character, scale, or overall effect on the surrounding area.

On this occasion the amendments relate to minor design changes within the framework already set by the approved previous permissions. These relate to operational requirements and to the evolution of the landscape specification to suit the owner's needs and desires. The overall impact on the associated heritage assets will be unchanged and there is no objection from the conservation officer (Case Officer) or Historic England. Other impacts (archaeology, ecology, landscape, amenity etc. have all been previously taken into account and are unchanged).

No changes are sought to conditions.

CONCLUSION

In conclusion, based on the assessment, it is recommended that the non-material amendment application be granted.

SUMMARY OF REASONS FOR RECOMMENDATION:

The proposed changes are considered to be minor and non-material in nature for the following reasons:

The amendments relate to minor design/detail changes only within the framework of the approved previous permissions. The impact on the associated heritage assets will be unchanged and there is no objection from the conservation officer or Historic England.