

9th October 2026

Dear Sir/Madam

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPROVAL OF DETAILS RESERVED BY CONDITION**

Application No:	PL/2026/05144
Proposal:	Partial Discharge of condition 16 (Hard and Soft Landscaping) relating to application PL/2024/09312 - Main House front courtyard
Site Address:	Tottenham House and Estate, Grand Avenue, Savernake, SN8 3BE
On Behalf Of:	Mr Chris Rokos c/o Newmark, One Fitzroy, 6 Mortimer Street, London, W1T 3JJ

I refer to your application for the discharge of condition(s) attached to the above listed building consent and dated 14 August 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 16 – Hard and Soft Landscaping:

Notwithstanding the details hereby approved as part of the Landscape Management Plan and Planting Principles reports by Matthew Wigan Associates, no hard and soft landscaping associated with any relevant building and/or other relevant area of the Estate or part thereof shall commence until further more detailed schemes of the hard and soft landscaping works for the relevant building and/or other relevant area of the Estate or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;
- finished levels and contours;
- detailed car park and access (internal estate road) layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant;

- details of fountains and bridges;
- details of boundary treatments and other means of enclosure (including gates and gate piers).

Where site specific development is not proposed within any relevant building and/or other relevant area of the Estate or part thereof, landscaping shall be carried out in accordance with the Planting Principles report by Matthew Wigan Associates in any event.

Details Submitted for Approval: the details submitted on this occasion include details for the landscaping to the front forecourt to the main house. They are summarised within your letter ref.

GAO/JOR/SAV/HDA/ACL/U0011639 dated 6 October 2026 and set out on the following plans and documents:

ABA

- Main House Ground Floor Proposed External Drainage Overall Plan, THB001-ABA-XX-XX-DR-SG-4-02 Rev. U

ADAM Architecture

- Condition Covering Statement, GSS.6150 Rev. A dated April 2026
- Existing Forecourt Plan, THL001-ADA-ZZ-DR-A-0125 Rev. 01
- Forecourt Combined Services Plan, THL001-ADA-HL-XX-DR-A-0132 Rev. 05
- Forecourt Details Drawing, THL001-ADA-HH-XX-DR-A-4111 Rev. 02
- Forecourt Section CC, THL001-ADA-HL-XX-DR-A-3522 Rev. 02
- Forecourt Section DD, THL001-ADA-HL-XX-DR-A-3524 Rev. 02
- Forecourt Sections AA and BB, THL001-ADA-HL-XX-DR-A-3521 Rev. 01
- Proposed Forecourt Finishes Plan, THL001-ADA-HL-ZZ-DR-A-0131 Rev. 11
- Site Plan showing Planning Packages, THL001-ADA-HL-XX-DR-A-0308 Rev. 05

Hydreau

- Forecourt Irrigation Plan, 792.1.IR.FC.1 Rev. 4
- Forecourt Lawn Drainage Plan, 792.1.DR.FC.1 Rev. 3

MBP

- External Works Details Forecourt, 10588-MBP-XX-XX-DR-C-0606 Rev. P02
- Proposed Below Ground Drainage Forecourt, 10588-MBP-XX-XX-DR-C-0605 Rev. P03

Tillmans

- External Buildings and Site Wide AV and Security Locations Plan, TD-1596-8099 Rev A

Vector

- Main House Front Courtyard External Services Layout 1 of 4, THIF01-VEC-EST-XX-DR-U-0016 Rev. P3
- Main House Front Courtyard External Services Layout 2 of 4, THIF01-VEC-EST-XX-DR-U-0017 Rev. P3
- Main House Front Courtyard External Services Layout 3 of 4, THIF01-VEC-EST-XX-DR-U-0018 Rev. P3
- Main House Front Courtyard External Services Layout 4 of 4, THIF01-VEC-EST-XX-DR-U-0019 Rev. P4

Decision: The details submitted in relation to this condition are partially discharged and the works may now be implemented in accordance with the approved details.

Reason for Decision: the proposed details will preserve the setting of the main house and are acceptable in providing detail for the implementation of the previously approved scheme in the interests of securing the long-term conservation of the heritage assets. The details therefore meet with the requirements of current legislation and policy.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the listed building consent to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6-month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, along with the relevant procedural details set out in the **Planning (Listed Buildings and Conservation Areas) Regulations 1990**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant listed building consent or the reasonableness of imposing the condition itself.