



Appeal Decision

Site visit made on 7 July 2026

by **C McDonagh BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 21 July 2026

Appeal Ref: 6001226

Gardeners Cottage, Tayleur Drive, Buntingsdale, Market Drayton TF9 2EW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs K Chadwick against the decision of Shropshire Council.
- The application Ref is 25/01280/FUL.
- The development proposed is Erection of a detached garage.

Decision

1. The appeal is allowed and planning permission is granted for 'Erection of a detached garage' at Gardeners Cottage, Market Drayton TF9 2EW in accordance with the terms of the application, Ref 25/01280/FUL, subject to the following conditions.
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following drawings and plans: Location Plan, drawing number 4328-07-09D; Block Plan, drawing number 4328-07-08C; Proposed Garage Plan, drawing number 4328-07-05C; Proposed Elevations, drawing number 4328-07-05C.
 - 3) No development above ground level shall take place until samples of all external facing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved sample details thereafter.
 - 4) No development above ground level shall take place until details of all external windows and doors have been submitted to and approved in writing by the Local Planning Authority. These shall include full size details, of 1:20 scale, for sections and elevations of each window and door item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be installed thereafter in complete accordance with the agreed details.
 - 5) The garage hereby approved shall not be used as living accommodation either independently or ancillary to the host dwelling. The garage shall only be used for purposes incidental to the enjoyment of the existing residential dwelling.

Main Issue

2. The main issue is whether the proposal would preserve the special interest and significance of the listed and curtilage listed buildings.

Reasons

Introduction

3. The appeal site includes Gardener's Cottage ('the cottage') which is located within the historic curtilage of the grade II* listed building Buntingsdale Hall¹ ('the hall') to the south. As such, the cottage is curtilage listed and I have had special regard to preserving both buildings and their settings or any features of special architectural or historic interest which they possess in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). The proposal seeks to erect a detached garage next to the cottage close to the end of the property's driveway.

Significance

4. The hall evidently dates from 1721 and was built from red brick with ashlar dressings. It has seemingly been extended previously, and it sits in substantial grounds located between Buntingsdale and Market Drayton. The hall sits in large expanses of parkland and adjacent woodland creating a rural and bucolic setting to the main building.
5. From all that I have seen and read, the listed building derives its special interest and significance predominantly from its historic and architectural interests. Historic interest is drawn from its age, its opulent and evolving architecture over time which would have reflected the aspirations and tastes of its owners, and its evidential value of country estate living of the period. Architectural interest is derived in part from the extravagant style of rural estate architecture, its use of traditional materials and surviving historic fabric, and the legibility of its historic plan form.
6. Of particular relevance to this appeal are the wider grounds, which provide an open and verdant setting with which the building is visually, physically, historically and functionally associated and within which the building can be appreciated and experienced. The historic function of the cottage in the management of the estate is evident, and overall, the bucolic setting of the hall makes a substantial contribution to its special interest and significance.
7. I have had regard to the Heritage Appeal Statement² which identifies that the cottage was built in the mid-19th century and is typical of ancillary estate buildings of the period. It is of two-storey scale and is built from traditional red brick. It has projecting front and rear gables and has retained some of its decorative features such as the bargeboards.
8. Its significance is therefore derived mostly from its historic and architectural interest. Historic interest is drawn from its age and evidential value from its supporting role in the operations and management of the manorial estate as well as its importance locally in terms of the valued role a gardener would have played in that lifestyle. Architectural interest is derived in part from its vernacular design, traditional materials, proportions and plan form, and its detailing which belies its ancillary and functional origins.
9. The immediate setting of the cottage is largely limited to the front and rear gardens of the property due to the numerous sub-divisions of the host and adjacent

¹ List Entry Number: 1293695

² HCUK Group – Ref 11530, October 2025.

properties over time. Views from elsewhere outside of the plot are largely not possible and while both gardens are long, they are contained by walls, mature hedgerows to the south lining the former walled garden and a tree-lined driveway which is clearly more recent and affords access to the property from the east. Despite the limited visibility, the front and rear gardens offer significant views of the property in either direction while the walled garden has important historic and architectural associations with the cottage given its history. As such, the setting of the cottage contributes positively to the significance of the building.

10. I agree that the setting of the hall has evolved over time. The historic mapping from the 1837-1842 period shows the walled garden in situ without the cottage, while the 1880 version shows the cottage in place giving its construction date somewhere in that period. There are now other farm cottages and dwellings in the vicinity of the cottage to the north side of Tayleur Road creating what now presents as a residential enclave.
11. That being said, I would still regard the appeal site and its surrounds as within the setting of the hall given their historic relationship, albeit their visual association has been eroded to a degree. Regardless, as part of the setting of the hall and the respective histories of the buildings, the cottage contributes significantly to the special interest and significance of the principal listed building.

Effects of the Proposal

12. The appeal building has clearly undergone significant alterations in its more recent history, and this is shown through extensions to the rear and side most notably. There is also a detached garage to the south elevation. I agree that the alterations have eroded its plan form and proportions, although its legibility is still evident in terms of how the building is read from the front and rear and its hierarchical relationship with the hall and other former estate buildings nearby, despite its size increases.
13. The Council's concerns on this matter seemingly are limited to the cumulative additions to the cottage. However, I must assess the situation as it exists today, and those extensions have previously been approved. I observed on my site visit that the cottage is most readily experienced from the large gardens to the front and rear. Unsurprisingly the front elevation continues to present as the most architecturally significant elevation and from here the cottage retains its legibility of form.
14. The later extension is very clearly demarked by its more modern design and materials, and the proposal would be read against that modern context from both the front and rear. It would be viewed obliquely in an area of low significance given the modern origins of the driveway and would be of low profile. While it is somewhat long, it would not compete for views of the either the front or rear elevations of the cottage. There are few details of the materials, although I note they would be in keeping with those utilised in the extension and further details can be secured by condition. Overall, its simple form and location to the side would identify the garage as an ancillary structure set against the existing situation.
15. Given the lack of harm to the setting of the cottage as a curtilage listed building, it stands to reason that there would be no harm to the setting of the listed hall. Moreover, there is no visual link between the two elements, and the proposal

would not interrupt the historic association of the buildings as the cottage would retain its primacy in the immediate cluster of buildings to the north of the hall.

16. To conclude, the proposal would not conflict with the Act and would accord with policies CS5, CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy (adopted March 2011). These seek, among other things, to ensure development protects the high quality of Shropshire's built and historic environment. The proposal would also accord with paragraph 210 of the National Planning Policy Framework which advises when making decisions, the desirability of sustaining and enhancing the significance of heritage assets is be considered.

Conditions

17. The standard time commencement and approved plans conditions are attached for clarity. A condition to secure further agreement on facing materials and door and window specifications are necessary to ensure the character and appearance of the garage preserves the setting of the cottage. A further condition to clarify the use of the building as ancillary to the dwelling is also necessary to main the living conditions of nearby residents.

Conclusion

18. The proposal would preserve the setting of the curtilage listed building thereby also preserving the special interest and significance of the listed hall. This would accord with section 66(1) of the Act and the provisions of the development plan as well as the Framework. The appeal is therefore allowed subject to the given conditions.

C McDonagh

INSPECTOR