



70 Cowcross Street
London EC1M 6EJ
Telephone: (+44/0) 207 608 2409
Email: enquiries@thegardenstrust.org
www.thegardenstrust.org

Planning Officer
South Derbyshire District Council,
Civic Offices,
Civic Way,
Swadlincote
DE11 1SD
By email only; sarah.atherton@southderbyshire.gov.uk
August 11th 2026

Dear Ms Sarah Atherton,

DMPA/2026/0484

The conversion and extension of an existing barn to a single dwelling and the erection of a new detached garage to serve the existing dwelling at Hillgrove Cottage, Watery Lane, Bretby, Burton on Trent DE15 0RD

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of both Bretby Hall a Grade II registered park and garden (RPG) which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest. The inclusion of this site on this statutory register requires great weight to be given to their conservation. We have liaised with our colleagues in the Derbyshire Historic Gardens and their local knowledge informs this joint response.

The RPG listing describes the site as "Earthworks surviving from extensive gardens of late C17/early C18 date set within surrounding parkland which forms the setting for a country house built, on a new site, in the second decade of the C19, to replace the earlier mansion." The application site abuts the northern boundary of the RPG and in close proximity to the site of the former Bretby Castle.

Further to our previous letter, we wish to clarify a few matters if we may.

Our initial response recognised that the principle of converting the barn to ancillary residential accommodation is capable of being accommodated without causing unacceptable harm to the significance or setting of the Registered Park and Garden. but that we considered that;

- the proposed development will not offer the appearance of a 'converted stables' but as a contemporary single-storey substantial dwelling in the setting
- the extent of glass in the proposed structure and the potential detrimental impact resulting from light reflection and emittance into the RPG, in particular the extent of floor to ceiling openings, and particularly on the side elevation

which appears to have bifold glazed doors to the master bedroom which faces south. We note that the application site is elevated and is visible in long views facing south along Watery Lane and adjacent to the RPG Northern boundary and the site of the former Bretby Castle.

These concerns remain.

We also recommended a condition to control the ancillary nature of the proposed new dwelling which stemmed from our concerns regarding any future pressure for further alterations or development that might erode the character of the historic farmstead and its relationship with the wider designed landscape.

However, we have now amended our position and, rather than the above condition, we recommend instead that the LPA might consider imposing a planning condition to ensure that the converted building/new dwelling remains clearly subservient to the principal farm range and that further changes which could alter that relationship, such as extensions, additional storeys, significant alterations or other forms of residential intensification, are appropriately controlled. We believe that this would be a more reasonable and proportionate approach to these proposals and hope that the LPA will take our comments into consideration when assessing this application.

If you have any further queries, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course

Yours faithfully

Joanne Mirzoeff BA (Hons) MSc
Consultant Conservation Officer