10.08.2026

Samantha Gallagher,

South Tyneside Council,

Town Hall & Civic Offices,

Westoe Road,

South Shields,

South Tyneside,

NE33 2RL.

Planning Application Ref: ST/0734/24/HFUL
Listed Building Consent Application Ref: ST/0735/24/LBC

Dear Samantha,

I am writing in relation to the above planning and listed building consent applications, concerning the proposals at Monkton Farmhouse.

The applicant, Scott High, whom we have represented has engaged constructively throughout the process with the Local Planning Authority and has, alongside our professional advice, acted upon the comments provided at each stage of the application process.

In particular, the proposed scheme has been amended in response to comments and advice received from, firstly the Highways consultation and then the Heritage officer, demonstrating the applicant's willingness to listen to and accommodate the specialist considerations raised by the LPA.

The applicant has made every effort to progress the proposal in a collaborative manner, adapting the design where necessary whilst seeking to retain the fundamental objectives and benefits of the scheme to the property and local community. The proposal has therefore evolved through engagement with the LPA and its consultees, with the applicant continuing to work towards a solution that appropriately balances the relevant planning, highways and heritage considerations.

Throughout this process, the applicant has also continued to highlight the significant public benefit that they consider the scheme would deliver. The applicant has taken the opportunity to brief fellow members of the local community on the proposals and their ambitions for Monkton Farmhouse, with the proposals having received considerable support from those within the community.

This ongoing engagement reflects the applicant's commitment not only to achieving an appropriate planning solution, but also to ensuring that the proposals are understood within the local community and that the wider benefits of the project are properly recognised.

Given the time and effort that has been invested in progressing the applications, and the applicant's continued willingness to respond positively to advice, we respectfully hope that the applications can now be brought to a formal conclusion.

I would be grateful if the Local Planning Authority could now provide a formal decision for both applications:

- **ST/0734/24/HFUL** - Planning Application; and
- **ST/0735/24/LBC** - Listed Building Consent.

The applicant is keen to receive a formal decision and, whilst the preference remains to resolve the applications constructively with the LPA, is willing to consider pursuing an appeal should this ultimately prove necessary. The applicant therefore hopes that a decision can now be issued, allowing the next steps to be determined accordingly.

If there are any outstanding matters that the LPA considers necessary before the applications can be formally determined, we would be grateful if these could be identified at the earliest opportunity so that the applicant can consider and address them without further delay.

Thank you for your consideration. I look forward to receiving confirmation of the formal decisions.

Kind Regards,

Alex Hancock

Architectural Assistant

Ainsworth Spark Associates

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