MONKTON FARM

Monkton Lane · Monkton Village · Jarrow · NE32 5NN

Ms Samantha Gallagher
Planning Officer
South Tyneside Council

5th November 2025

Dear Ms Gallagher,

Re: Monkton Farm, Monkton Lane, Jarrow, NE32 5NN – Proposed Access / Boundary Opening (Final Representation)

I am writing as one of the owners and residents of Monkton Farm, Monkton Lane, in respect of the ongoing application for a modest vehicular access and associated boundary alterations.

This proposal has been developed in good faith and at considerable cost, working with professional planning and heritage advisers to ensure the design is sympathetic, reversible and compliant with both local and national policy. Every effort has been made to respect the historic character of the Monkton Conservation Area while responding to modern safety, accessibility and environmental challenges along the lane.

1. Policy Context and Statutory Duties

The statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This proposal demonstrably achieves that objective through sensitive detailing, traditional materials, and measurable public benefits.

In developing this proposal, full regard has been given to the statutory duty under Section 66(1) of the 1990 Act, which requires special consideration of the impact on the Grade II* listed farmhouse and its features of historic and architectural interest.

The proposed works are entirely confined to the boundary and make no alteration to the listed farmhouse itself. The materials, coursing, and detailing will precisely match the existing wall fabric, ensuring that the special interest and setting of the farmhouse are preserved. or obscure any element of the listed building itself. The materials, coursing, and detailing will precisely match the existing wall fabric, ensuring that the special interest and setting of the farmhouse are preserved. The proposal therefore satisfies both Sections 66(1) and 72(1) of the Act and accords with Historic England's GPA 2: Managing Significance in Decision-Taking, which recognises that sympathetic, reversible changes can sustain long-term viable use of heritage assets.

The proposal aligns with the following key policies and guidance:

• South Tyneside Development Management Policy DM6 – protects, preserves and, where possible,

enhances heritage assets and their settings.
• Core Strategy Policy EA5 – conserves the Borough's built environment and heritage assets, recognising their role in community identity and distinctiveness.
• NPPF (Dec 2024) paras 212–218 – "less than substantial harm" must be weighed against public benefits, including securing a heritage asset's viable use.
• NPPF para 135 – development should be visually attractive, sympathetic to local character, and maintain a strong sense of place.
• NPPF para 115 – prioritises highway safety for all users.
• NPPF paras 152–158 & 112(e) – encourage low-carbon development, sustainable drainage and EV infrastructure.
• Historic England (2015) "Managing Significance in Decision-Taking" – facilitating continued viable use and maintenance of listed buildings is a positive heritage outcome.

2. Community Support and Representations

The proposal enjoys unanimous support from all immediate neighbours and from the Monkton Village Committee, who can be contacted directly to confirm their views.

Under NPPF para 34, local representations are a material consideration and should carry weight in decision-making, particularly where they evidence tangible community benefit and alignment with plan objectives.

3. Evolving Site Conditions – Highway Safety

Since earlier assessments, conditions on Monkton Lane have changed significantly. The opening of the Tri-Station has increased emergency-service traffic on a narrow, narrow lane, which lacks a footpath on the opposite side and offers limited refuge for pedestrians.

Removing on-street parking from outside Monkton Farm will:

• Improve visibility for vehicles exiting the opposite estate;
• Provide safer conditions for pedestrians and cyclists; and
• Create essential clearance for emergency and service vehicles.

To reinforce these benefits and prevent re-parking, we would support the introduction of double-yellow lines along the affected frontage. This would:

• Prevent other cars from occupying the space;
• Improve safety for residents of Barnes Close; and
• Maintain uninterrupted public views of the Grade II War Memorial and Grade II* farmhouse.

These improvements align with NPPF para 115 (safety) and Local Transport Plan Policy 5, which seeks to enhance visibility and safe movement within the highway network.

4. Public and Heritage Benefits

a. Highway and Pedestrian Safety: tangible community safety gain.
b. Enhanced Heritage Setting: clearer appreciation of the farmhouse and memorial, consistent with NPPF para 216(c) and Historic England GPA3.
c. Sustaining the Heritage Asset: continued viable use under NPPF para 215 and DM6.
d. Environmental and Low-Carbon Design: EV charging + permeable surfacing per NPPF paras 152–158, Climate Change Strategy 2022–2030, and Policy ST2.
e. Amenity and Character: reduced clutter, noise and congestion, supporting NPPF para 135 and Policy EA5.

f. Conservation Area Character:

The continuous boundary along Monkton Lane is a valued feature of the Conservation Area, contributing to its rhythm and enclosure. However, that character is derived from its materials, height, and alignment, rather than an uninterrupted physical line.

The proposed access carefully retains those defining elements. Existing piers will be rebuilt in matching stone with identical mortar specification; gate detailing will be modest and set back; and all works are fully reversible. The result is a visually coherent, traditional frontage that preserves and subtly enhances the Area's appearance in accordance with NPPF paras 212–214, Policy DM6, and Historic England GPA 3 (The Setting of Heritage Assets).

This approach demonstrates that the Conservation Area can accommodate a modest, sensitively designed intervention without eroding its defining characteristics or cumulative integrity.

It is also relevant that the visual continuity of the wall along Monkton Lane is already interrupted at multiple points. For example, the entrance serving High Back Close, which has recently lost one of its original piers following vehicle damage, and the subsequent repair has simply paved over the void — demonstrating inconsistency in the treatment of historic boundary fabric.

In addition, there are several other vehicular accesses along this section of the lane, including the lane to the side of Bede Cottage and Grange Farm, the access to the rear of The Grange (whose driveway has recently been extended, following a successful planning application), two driveways immediately to the right of the Lord Nelson Public House, the pub's own forecourt entrance, an access serving the side of the White House Nursing Home, and two further driveways to the left of the Lord Nelson.

The presence and acceptance of these existing openings — all within the same Conservation Area — demonstrate that the principle of vehicular access along Monkton Lane is both established and characteristic. The proposed design at Monkton Farm mirrors the modest, traditionally detailed approach already seen at The Garth, ensuring that it reads harmoniously within the streetscape.

Taken together, these factors confirm that the proposal would not erode the Conservation Area's integrity,

but rather continue the established rhythm and form of existing access points using materials and detailing appropriate to its heritage setting.

5. Design Sensitivity and Reversibility

The design is modest, uses reclaimed traditional materials, and allows retention and rebuilding of existing piers and coping. All works are fully reversible, satisfying NPPF para 210 and Historic England (2021) "Conservation Principles."

6. Fairness, Consistency and Precedent

The varying treatment of existing accesses and boundary alterations along Monkton Lane — including the unrectified loss of a pier at High Back Close and several unrecorded driveway extensions — highlights a clear inconsistency in approach. It would therefore be disproportionate and contrary to the principle of equitable decision-making to refuse a carefully justified and policy-compliant proposal such as this, which demonstrably achieves higher design and heritage standards than many of the surrounding examples.

No comparable frontage exists along Monkton Lane; precedent risk is negligible.

A nearby unrecorded driveway constructed without objection illustrates the need for consistency. Refusing this careful, policy-aligned scheme would be disproportionate, contrary to NPPF para 38, which asks authorities to work positively and creatively to find solutions.

7. Conclusion

This proposal represents a balanced, proportionate and policy-supported adaptation that:
• Protects and enhances designated heritage assets;
• Delivers measurable public benefits under NPPF paras 215–216;
• Enjoys unanimous community support;
• Responds to changed site conditions caused by the Tri-Station; and
• Offers a practical mitigation through double-yellow lining to secure safety and visibility long-term.

The proposal therefore results in less than substantial harm to the special interest or setting of the Grade II* farmhouse, at the very lowest end of the scale, and that harm is clearly outweighed by the substantial public and community benefits demonstrated in this submission to the special interest or setting of the Grade II* farmhouse and preserves the character and appearance of the Monkton Conservation Area.

Any perceived change is minor, reversible, and outweighed by clear and demonstrable public benefits under NPPF para 216.

We respectfully ask that these considerations be afforded full weight in the Council's final determination.

Should the decision nevertheless be a refusal, we will review the reasoning carefully and consider next steps through the appeal process.

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Thank you for your continued time and engagement.

Yours sincerely,



Scott High
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