

LEE MANOR SOCIETY



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Next Meeting
8pm on 8th October 2008 at
105 Burnt Ash Road, SE12 8RA
Open to all residents in the area. Ends 9.30pm - nibbles afterwards

Note of our Meeting on 3rd September at 11 Wantage Road

Present: Charles Batchelor (Chairman), Sylvia Ling, David Plumer, May Clarke, Steve Griffith, Faye Carney, Andrea Breugelmans, Anita Whitfield, Sheila Peck, Lindsay Harris, Bernard Hill
Apologies: Ralph White, Jeremy Carden, Sue Byford, Safer Neighbourhood Team, Jim Mallory

Use of the Ice House

We discussed a proposal to open up the Ice House for a Halloween party. We agreed – once again - that this was not appropriate and also that the stairs and ice well presented hazards that made the Ice House an unsuitable venue for parties. Charles will contact Glendale, who manage the park, accordingly.

Northbrook School

The planning application for the new school building had been amended in response to the criticisms from residents and residents groups. The frontage on Taunton Road was now pushed back to the normal building line, some of the uppermost floor had been set back, and other detailed changes made. The amendments were accompanied by a document which attempted to address the criticisms and objections. Society officers had met to discuss the changes and concluded that while the setting back was welcome the building was still over-development, and that our other key concerns remained. We were also unhappy at the way the document had airily dismissed as “subjective” concerns about the visual impact of the building on its surroundings, ignoring the fact that the site was in a conservation area, where development is governed by clear guidelines. Charles had therefore reiterated the Society’s objections to the proposals. Local councillors and our MP Bridget Prentice were being copied in. It was likely that the revised application would go to the Council planning sub-committee shortly, and we will alert members by e-mail. It was hoped that the Society and other objectors would be able to state their case once more. At the end of our meeting Shelia Peck reported back on the meeting arranged by [Northbrook Action Group](#) (NAG) at Lochaber Hall (*see* update 9 September). NAG views had not been changed by the amendments. Lewisham and the developers were not present. However, Bridget Prentice had attended, and had undertaken to talk to the Mayor about the proposals.

Charles had met the school’s new head, Father Richard Peers, and briefed him on the Society’s views, including the thought that concerns about flood risk were possibly excessive. If so, then more floorspace could be at or below ground level, as in the proposed housing scheme at Hedgley

Mews which was also close to the River Quaggy. This approach would help reduce the height and bulk of the new building. (It has since emerged that the developer behind the Hedgley project had successfully challenged some of the Environment Agency's assumptions about the flood risk at this site, enabling the plans to be approved. We will raise this issue with the council.)

Planning Applications considered by the Lewisham council's Amenities Panel*

- 52 Handen Rd: vehicular access to front garden. We generally strongly oppose this but some access already appeared to exist.
- Micheldever Rd: dormer window at rear. Panel objected to its size. The design could be improved.
- 55 Micheldever Rd: rear extension, rear dormer and front roof lights. Panel objected to this as damaging the character of the building and the area.
- 63 Micheldever Rd: vehicle access to front garden. Panel objected.
- 44 Southbrook Rd: replacement windows. Acceptable in principle but poor detailing.
- 82 Taunton Road: front porch and removal of chimney. Panel objected as damaging to integrity of design of building and the group. Extension possibly too large.

New:

- 3 Southbrook Road. An application has been made to convert into flats.
- 55/57 Taunton Rd: new application for a single storey rear extension to both houses

**A panel of amenity groups in the borough, such as ours, which the council invites to comment on new planning applications in its various conservation areas.*

Ice House Heritage Panel

Plans are well advanced for installing this new explanatory panel outside the Ice House, to replace existing external signage. It is planned that the panel will be in place in time for the [Open House London](#) weekend. The panel is one of four being installed by Blackheath Historic Buildings Trust which has been restoring Boone's Chapel. Other panels will go in the grounds of St Margaret Church, the grounds of the Boone's Almshouses and next to Boone's Chapel.

Lee Green Heritage Panel

Charles took comments on the latest draft of the content (text and pictures) for this panel, planned to be installed at the Lee Green crossroads. Issues raised included the relative weight given to Lee as opposed to Lee Green and the position of the panel at the crossroads.

Dates for the diary

Friday 12 September – [Annual Party](#) and Art Viewing at Stark Gallery from 7.30 pm

Monday 15 September – [Lee Green Assembly](#) – Lochaber Hall from 7.30 pm

Tuesday 16 September – FUSS – Church of the Good Shepherd, Handen Road, from 7.00 pm

Many thanks to Andrea and Bernard for hosting the meeting