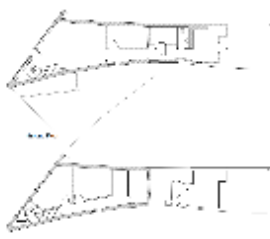


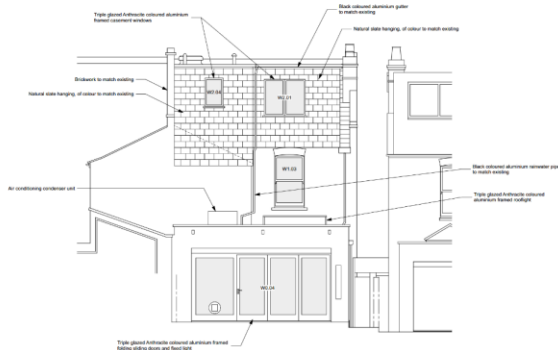
LEE MANOR CONSERVATION AREA

SEPTEMBER 2026 - PLANNING APPLICATIONS + DECISIONS

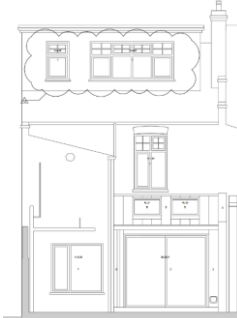
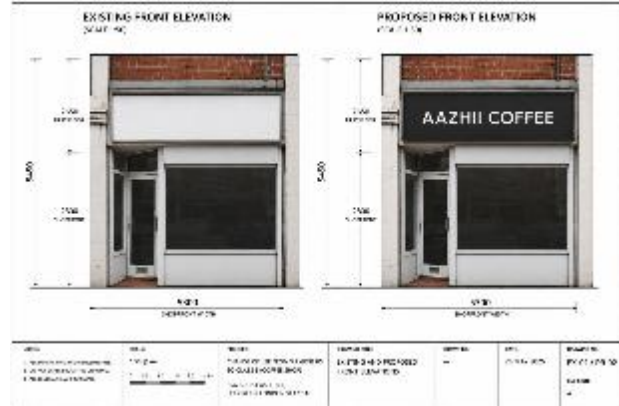
(Note – Applications shown in *red* were previously reported in the last monthly Summary but remain ‘Undecided’ and on-going).

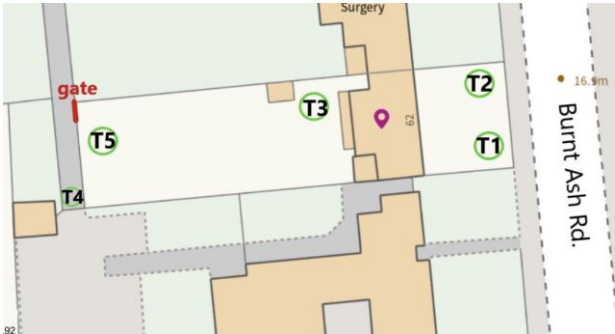
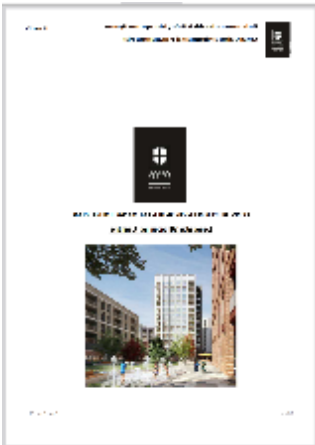
Application Reference: DC/25/140778 Application Address: Leegate Shopping Centre, Leegate, London, SE12 Application Proposal: Details submitted pursuant to Condition (5) 'Construction Logistics Plan' of planning permission DC/22/126997 dated 1st November 2024. STATUS: NOT YET DETERMINED LMS have generally reviewed the proposed Logistics Plan and could not see anything that gave us particular cause for concern other than the fact that no aspect of the ‘phasing’ of works appears to have been taken account of. Otherwise some construction traffic is shown exiting from Leyland Road onto Eltham Road (heading towards Kidbrooke) and this traffic has to cross on-coming westbound traffic. This is far from ideal but may be necessary. We have issued a comment to Lewisham Council related to the phasing of construction works but are otherwise happy not to object to this submission for approval of Condition 5. That is not to say however that local residents immediate to the area of the demolition and construction works may have their own concerns. See also DC/26/144111 below which may possibly supercede this Application. THIS APPLICATION HAS NOW BEEN SUBMITTED FOR OVER 1 YEAR.	
Application Reference: DC/26/142792 Application Address: 40 Old Road, London, SE13 5SR Application Proposal: Retrospective planning permission for change of use from Class C3(b) (small children's care home for up to six people living together as a single household and receiving care) to Class C2 (children's care home). STATUS: NOT YET DETERMINED – AWAITING DECISION This property is adjacent to and just outside of the north-eastern extremity of the boundary of the CA. The proposed retrospective application appears to make no material changes to the fabric of the existing residential building and therefore LMS has no concerns in relation to this submission.	

Application Reference: DC/26/143559 Application Address: 125 Burnt Ash Road, London, SE12 8RA Application Proposal: Retrospective planning permission for the construction of a single storey rear extension to the existing office at 125 Burnt Ash Road SE12. STATUS: LB of Lewisham has GRANTED retrospective planning application to this single storey ground extension. This is a 'retrospective' application so it would appear as though works may already have taken place. The property is the old 'Lee Off License' which is now Morrisons. If works have already taken place then it is 'likely' that the only tree in place to the rear of the '113-133 Burnt Ash Road' properties will also have been removed without permission. LMS have reviewed this Application and determined not to object as the works do not directly and clearly affect the Conservation Area.	
Application Reference: DC/26/143713 Application Address: 87 Old Road, London, SE13 5SU Application Proposal: Construction of an additional storey at roof level on the existing building to provide 3 self-contained flats and all associated works STATUS: NOT YET DETERMINED This is a proposal for a further roof top storey to be added to an existing 3-storey residential building just outside of the Conservation Area. LMS have determined not to respond to this application as it is slightly outside of our area of concern.	
Application Reference: DC/26/143980 Application Address: 2-4 Brightfield Road, London, SE12 8QF Application Proposal: The change of use from a beauty salon (Use Class Sui Generis) to a flexible commercial, business, and service use (Use Class E). STATUS: LB of Lewisham has GRANTED approval to the change-of-use proposal. LMS had no objections to this proposed change-of-use use as it does not affect either the internal or external aspects of the building.	

Application Reference: DC/26/144111 Application Address: Leegate Shopping Centre, Leegate, London, SE12 Application Proposal: Details submitted pursuant to Condition 5-Construction Logistics Plan of planning permission DC/22/126997 dated 1st November 2024 (amended by DC/25/140732 dated 3rd February 2026). STATUS: NOT YET DETERMINED 1. This appears to be a similar (if not identical) submission to that of DC/25/140778 (see above - which remains undetermined by LB of Lewisham). Both issue a Construction Logistics Plan (CLP) and a Travel Plan for approval. 2. The CLP appears updated from Issue 2 (submitted under DC/25/140778) to Issue 8 submitted under this Application. The Travel Plan appears updated from Issue 1 to Issue 4. 3. LMS have not reviewed the entirety of these documents but do not consider there to be any reasons to object to this submission.	
Application Reference: DC/26/144287 Application Address: 12 Manor Lane, London, SE13 5QP Application Proposal: Construction of an additional roof extension on the outrigger roofslope, replacement of the artificial slate with natural slate, repositioning a front rooflight, installation of a flat roof light, replacement of the Juliet balcony and extension doors with aluminium windows and doors, installation of an AC unit, replacement of uPVC rainwater goods with aluminium and all associated works. STATUS: LB of Lewisham has REFUSED approval to this application. LMS had objected to the construction of a further second floor loft extension over the existing rear outrigger building on the basis of the guidance given within the A+E SPD for rear roofslope developments for buildings within conservation areas.	
Application Reference: DC/26/144290 Application Address: Former Garages, 1-13 Carston Close, London SE12 8DX Application Proposal: Demolition of the existing substation and redevelopment of the Former Garages Site, Carston Close SE12 to provide 5, three-storey residential dwellings (Use Class C3), landscaping, cycle parking, refuse store and all associated works. STATUS: NOT YET DETERMINED 1. Having reviewed this application LMS sees no reason to be concerned. The site is the far end of the Leegate Centre site for which LMS were advised of the outline proposals by London Square some weeks ago.	

Application Reference: DC/26/144436 Application Address: Mayfields Hostel, 47 Burnt Ash Hill SE12. Application Proposal: Details submitted pursuant to Condition 14-Surface Water of planning permission DC/23/132184 dated 1st February 2024. STATUS: NOT YET DETERMINED This application relates to a submission for discharge of Condition 14 of Planning Approval DC/23/132184 relating solely to issues of drainage which LMS feels should not affect the Lee Green area.	
Application Reference: DC/26/144484 Application Address: 64 Manor Lane, London, SE13 5QP Application Proposal: Demolition of existing garage and construction of single storey garage. STATUS: LB of Lewisham have GRANTED Planning Permission for the proposed replacement garage works. LMS provided a neutral stance on this application but did inform the Council that in their opinion this application lacked sufficient drawn and detailed information to take an informed decision on the detail of this proposed building. Whilst the Council did not directly acknowledge LMS's concerns they did apply Conditions on the approval that stated that in terms of Materials and Design Quality: (a) <i>'Prior to the commencement of above ground works (excluding demolition and site investigations), further details of the external materials and features ("the works") shall be submitted to and approved in writing by the local planning</i> <i>Such details shall include a materials schedule comprising specifications, detailed drawings (at an appropriate scale) and samples (where necessary) for all of the following: Brickwork, mortar, bond and joint profile.</i> (b) <i>Prior to the first occupation of the development, the works shall be implemented in full accordance with the details approved by part (a) and shall be retained thereafter for the lifetime of the development'.</i> LMS considers that this should allay our concerns.	 Proposed Front Elevation Scale 1:100 Proposed Side Elevation (North-East) Scale 1:100

Application Reference: DC/26/144544 Application Address: 59 Micheldever Road, London, SE12 8LU Application Proposal: Installation of an air conditioning unit to the rear of the property. STATUS: NOT YET DETERMINED The proposal is for a new air conditioning unit to be installed on the flat roof of an existing rear single storey extension building. LMS sees no reason to object to this submission as it does not affect the visual amenity of the Lee Manor Conservation Area.	
Application Reference: DC/26/144575 Application Address: 13 Manor Lane, London SE13 Application Proposal: Demolition of the existing rear single-storey glazed infill extension and construction of a new rear infill extension, lowering of the cill to the existing ground floor rear kitchen window and installation of a new replacement window, removal of the existing uPVC windows to the property and replacement with new timber framed casement windows on all elevations. STATUS: LB of Lewisham has GRANTED planning permission for the proposed (mostly window replacement) works. LMS did not object to this application.	
Application Reference: DC/26/144597 Application Address: 35A Burnt Ash Hill, London, SE12 OAE Application Proposal: Change of use of the existing ground floor commercial unit from Sui Generis (former taxi office) to Class E for the use as a café/coffee shop with ancillary food preparation and the sale of hot and cold food and drinks for consumption on and off the premises, installation of advertising to the front elevation and associated internal works. STATUS: LB of Lewisham has GRANTED this application. This commercial property does not sit within the conservation area so LMS have not formulated a response to the application. The proposed works (including new external signage) do not appear to cause any concern.	

Application Reference: DC/26/144831 Application Address: 62 Burnt Ash Road, London, SE12 8PY Application Proposal: REAR: ONE dead Cherry (T3)(ht.6.5m) FELL. Duty to replace applies. Reason: Dead tree. REAR: ONE Goat Willow (T4)(ht.6m) FELL. Reason: Tree is growing from under a brick wall with a heavy lean. REAR: ONE Ash (T5) LATERAL REDUCE 1x rubbing leaning stem (as per photo) by 4m from 6m to 2m. Reason: To stabilise leaning tree. STATUS: LB of Lewisham has RAISED NO OBJECTION to the proposed tree works. LMS saw no reason to object to this submission for removal of rear garden trees due to existence of numerous other trees within the rear garden vicinity.	
Application Reference: DC/26/144851 Application Address: Leegate Shopping Centre, Leegate, London, SE12 Application Proposal: Details submitted pursuant to Condition 4-Construction Environmental Management Plan of planning permission DC/22/126997 dated 1st November 2024 (amended by DC/25/140732 dated 3rd February 2026). STATUS: NOT YET DETERMINED LMS can see no reason to have any concerns over the discharge of this Condition application. However, we have noted to LB of Lewisham that this application continues to show right turning construction traffic out of Leyland Road onto Eltham Road which Planning Officer Geoff Whittington had recently said had been modified to left turning only. We have asked for this to be addressed before the application is approved. See also DC/25/141753	

Application Reference: DC/26/144874 Application Address: 73 Taunton Road, London, SE12 8PA Application Proposal: ONE Eucalyptus (T1) CROWN REDUCE HEIGHT by 2m from 14m to 12m & LATERALS by 2m from 6m to 4m on all compass points. ONE Magnolia (T2) CROWN REDUCE HEIGHT by 2m from 14m to 12m & LATERALS by 2m from 6m to 4m on all compass points. ONE Cotoneaster (T3) CROWN REDUCE HEIGHT by 1m from 5m to 4m & LATERALS by 1m from 3m to 2m on all compass points. A cotoneaster growing in the front garden between the ground and first floor windows. The crown will be reduced in height and spread to prevent contact with the building and reduce shading to the window openings, while maintaining a balanced natural form. STATUS: LB of Lewisham has RAISED NO OBJECTION to the proposed front and rear garden tree maintenance works. As far as LMS are aware this application was never published on the Planning Portal until the Decision was taken. LMS would not have objected to the proposed tree maintenance works.	
Application Reference: DC/26/144911 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE Application Proposal: Details submitted pursuant to Condition 13-Hard Landscaping of planning permission DC/23/132184 dated 1st February 2024. STATUS: LB of Lewisham has GRANTED approval to this Condition submission. LMS saw no reason to comment on the proposals. This application sets out the hard landscaping proposals surrounding the Mayfields Hostel site further to the approval of the proposed residential works.	
Application Reference: DC/26/144912 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE Application Proposal: Details submitted pursuant to Condition 12 - Soft Landscaping: Native and Wildlife-Friendly Species of planning permission DC/23/132184 dated 1st February 2024. STATUS: LB of Lewisham has GRANTED approval to this Condition submission. LMS saw no reason to comment on the proposals. This application sets out the soft landscaping proposals surrounding the Mayfields Hostel site further to the approval of the proposed residential works.	

Application Reference: DC/26/145060

Application Address: St Monica, Micheldever Road, London, SE12 8LX

Application Proposal: T1 Red Oak - Rear garden LHB: Crown Reduction - To reduce overall canopy by up to 3 metres shaping accordingly. Remove major deadwood. Height is currently 16 metres reducing to 13 metres by a spread of 11 metres reducing to 9 metres on all compass points.

T2 Pear - Rear garden: Crown Reduction - To reduce overall canopy by up to 1 metre shaping accordingly. Remove major deadwood. Height is currently 11 metres reducing to 10 metres by a spread of 6 metres reducing to 5 metres on all compass points.

T3 Lime - Front LHB neighbouring tree: To cut back/ lift to a height of 4 metres from ground level overhanging lateral branches. Height is currently 14 metres remaining by a spread of 8 metres remaining G1 Sycamores x 4 - RHB neighbouring trees from Burnt Ash Road in contact with the property: To reduce laterals back to boundary line (up to 2.5 metres). Height is currently 8 metres remaining by a spread of 5 metres reducing to 3.5 metres on the western compass points.

Reason for work - General Maintenance.

STATUS: LB of Lewisham has **RAISED NO OBJECTION** to the proposed front and rear garden tree maintenance works.

As far as LMS are aware this application was never published on the Planning Portal until the Decision was taken.

LMS would not have objected to the proposed tree maintenance works.



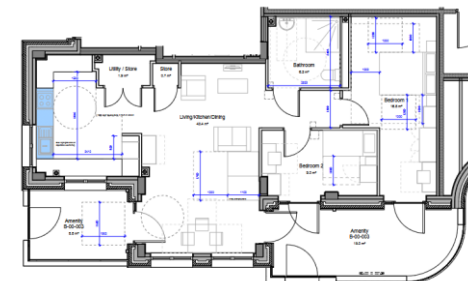
Application Reference: DC/26/145124

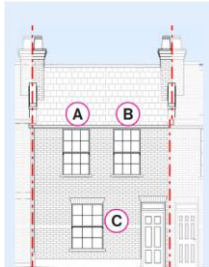
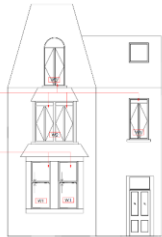
Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE

Application Proposal: Details submitted pursuant to Condition 17-Wheelchair Units of planning permission DC/23/132184 dated 1st February 2024.

STATUS: **NOT YET DETERMINED**

This application for discharge of a Condition of the previously approved application (as noted above) provides a variety of proposed flat formats and shows the accessibility of each apartment in terms of their dimensional layouts. LMS sees no reason to object to this submission.



Application Reference: DC/26/145243 Application Address: 30 Brightfield Road, London, SE12 8QF Application Proposal: Installation of replacement timber sash windows at the front and rear elevations. STATUS: NOT YET DETERMINED The proposed windows show the use of 'planted-on' glazing bars to create the division of the upper and lower sashes and such means has no proven durability of the glue used for this purpose. LMS have as a result logged a simple objection on that basis but do not expect LB of Lewisham to take any notice.	
Application Reference: DC/26/145332 Application Address: 52 Manor Lane, London, SE13 5QP Application Proposal: REAR: ONE Lime tree (T1) Ht 10m FELL close to ground level. Do not treat stump due to translocation risk. REASON: The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level & provide long term stability to 56 Kellerton Rd. STATUS: NOT YET DETERMINED This is a slightly convoluted application – the Applicant appears to be a company acting on behalf of the owners (presumably) of 56 Kellerton Road (not in the Lee Manor conservation area) in order to fell a tree at the bottom of the garden of 52 Manor Lane which appears to be causing subsidence to the rear extension of the property in Kellerton Road. Accordingly even if the application is granted it would still require the owner/occupier of 52 Manor Lane to be notified of the works and to agree to them which of course is not guaranteed. LMS have submitted an objection on purely administrative grounds for the moment to see if we can get some clarity on this application.	
Application Reference: DC/26/145427 Application Address: 49 Micheldever Road, London, SE12 8LU Application Proposal: Installation of replacement timber double-glazed windows to front elevation, uPVC windows and a door to the side elevation and uPVC windows to the rear elevation STATUS: NOT YET DETERMINED This submission lacks a good deal of information related to the proposed replacement windows. LMS have objected as a result.	

Application Reference: DC/26/145485

Application Address: 81 Micheldever Road, London, SE12 8LU

Application Proposal: FRONT: ONE dead Cherry (T1) FELL.

Reason: safety, the tree is over hanging a public footpath which has heavy foot fall as the school is near by. Duty to replace applies.

FRONT: ONE Eucalyptus (T2)(ht.11m, s.4m) CROWN REDUCE HEIGHT by 2.5m to ht.8.5m, LATERAL REDUCE SPREAD by 1m from 4m to 3m.

Reason: to manage the tree within the front garden Back garden.

REAR: ONE dead Mimosa (T3) FELL.

Reason: the tree has died. Duty to replace applies.

Date of Validation: 21st September 2026

Lee Manor Society comments:

1. LMS can see no reason to challenge this application and so will not object to the proposed tree works on the basis that a duty to replace applies.

