

LEE MANOR CONSERVATION AREA

JANUARY 2026 - PLANNING APPLICATIONS + DECISIONS

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

<p>Application Reference: DC/24/137866</p> <p>Application Address: Land At Buckden Close, Buckden Close, London, SE12 8AB</p> <p>Application Proposal: An outline application with all matters reserved (except for access) for the construction of a three-storey apartment building to create 9no. self-contained residential units (Use Class C3) at Land at Buckden Close, SE12 together with provision for vehicle and cycle parking and a refuse/recycling store and subject to a Legal Agreement pursuant to S106 of the Town and Country Planning Act 1990 (as amended).</p> <p>STATUS: LB of Lewisham have GRANTED the proposed Outline Application works. The decision for this was taken by Committee back in April 2025 but has taken until January 2026 to issue an approval, albeit the Approval Notice has not been uploaded to the Planning Portal. A Section 106 Agreement has been uploaded and is dated 5th January 2025.</p> <p>LMS objected to car parking being proposed on a small area of land that sits within the Conservation Area.</p>	
<p>Application Reference: DC/25/140732</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: An application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) for the approval of a Minor Material Amendment to planning permission ref. DC/22/126997, as amended by s96a Non-Material Amendment dated 30 June 2025 (DC/25/140113) - 'Proposed development at Leegate Shopping Centre SE12, bounded by Burnt Ash Road, Eltham Road, Leyland Road and Carston Close, for the demolition of existing buildings, and the construction of buildings to provide a comprehensive mixed use development including residential (Use Class C3), flexible commercial floorspace (Use Class E), a community centre (Use Class F2) and a public house (Sui Generis), together with associated public realm, landscaping and highways improvements, vehicular access, car parking and servicing arrangements, cycle parking and stores, and all other ancillary works' comprising revisions to the consented scheme that includes: 59 no. additional residential units (from 561no. to 620no.); Increase in quantum of affordable housing from 36.2% to 46.3% (by habitable room); Changes to</p>	

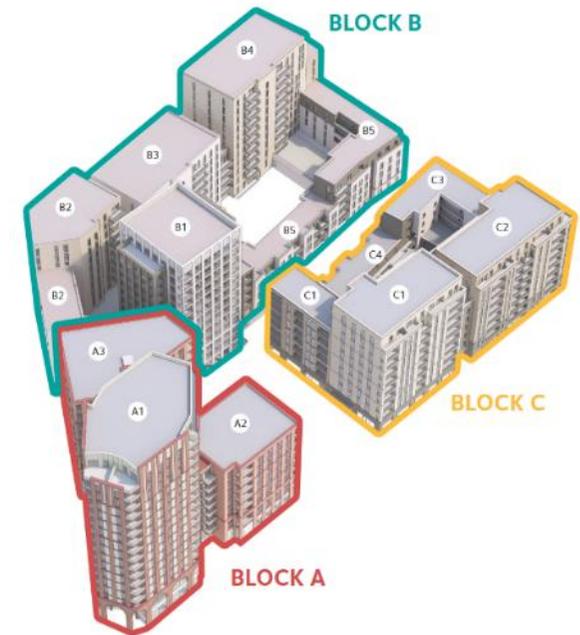
residential unit mix; Changes to massing of Blocks A, B and C, including an increase in the maximum height of Building A1 from the consented 15 storeys to 17 storeys; Reduction in residential and commercial car parking (provision of 21no residential and 1no. commercial blue badge bays); Removal of Block A basement; Relocation of the medical centre to the ground floor of Block B; Reduction in overall commercial floorspace; Revised energy strategy from individual Exhaust Air Source Heat Pumps to a Communal Air Source Heat Pump system; Variation of Planning Conditions.

STATUS:

LB of Lewisham have **GRANTED** Planning Permission for the proposed works. The Decision Notice contains 77 Conditions (similar to those issued for the Galliard approved works in November 2024).

A signed and dated 'Section 106 Agreement' has been entered into between LB of Lewisham and the Applicants London Square and is available on the Planning Portal.

LMS submitted a detailed Objection to Lewisham Council in relation to the proposed heights of buildings within this development which exceed the normally accepted maximum heights set out with the recently legally adopted Lewisham Local Plan in relation to this site. For this 'Minor Material Amendment (as the developer has entitled it) there are around 237 documents which have been submitted.



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 DECIDED

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.



<p>Application Reference: DC/25/140884</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition (68) 'Tree Protection' of planning permission DC/22/126997 dated 1st November 2024.</p> <p>STATUS: LB of Lewisham gave GRANTED approval to this 'Condition' submission. The submission provides a drawing which shows specific trees that are to be retained around the development site being protected where they abut the proposed hoarding line. Otherwise if they are outside of the hoarding line or are to be removed then nothing is shown in relation to them. Whilst we can see no cause for concern here we are aware of local feelings related to the loss of around 12 mature trees around the Leegate development site including all four trees along the western side of Leyland Road.</p>	
<p>Application Reference: DC/25/141173</p> <p>Application Address: 46 Southbrook Road, London, SE12 8LL</p> <p>Application Proposal: Construction of an outbuilding in the rear garden.</p> <p>STATUS: LB of Lewisham have GRANTED Planning Permission for the proposed works. A smallish rear garden flat roofed garden room proposal. LMS saw see no reason to object to the proposal.</p>	
<p>Application Reference: DC/25/141753</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition 4-Construction Environment Management Plan of planning permission DC/22/126997 dated 1st November 2024.</p> <p>STATUS: NOT YET DECIDED. A 'Construction Environmental Management Plan' has been submitted to discharge Condition 4 of the previously approved Leegate development submission ref DC/22/126997 as approved 1st November 2024. The report highlights the environmental factors which arise as a matter of the demolition and construction works proposed. LMS sees no reasons to challenge this submission albeit the report makes reference to its neighbor being 'Tesco's' and there is no particular mention of asbestos removal during demolition works.</p>	

Application Reference: DC/25/142379

Application Address: 3 Handen Road, London, SE12 8NP

Application Proposal: Construction of single storey rear extension and adjacent covered seating area, replacement front brick piers and elevation to front side store, installation of replacement windows, slates, new and replacement rooflights, widening of vehicle entry at the front and all associated works.

STATUS:

NOT YET DECIDED.

1. There are quite significant works proposed to this existing dwelling. In terms of areas that affect the Conservation Area we would suggest:
 - that the 3 proposed new rooflights to the 'gable' wall roof to the front (left) of the property unacceptably affects the existing aesthetic of the roof and will be detrimental to the CA. If accepted by Lewisham this would also set a precedent for such rooflights in this specific front roof position as no other properties of this type seem to have rooflights in this position;
 - that irrespective of any existing rooflights that any new rooflights comply with clause 5.5.4 of the Lewisham 'Extensions and Alterations SPD' and are 'conservation style' rooflights set flush with the existing roofslope. This is said because text on the proposed drawings states '*New Velux style rooflight maximum 150mm protrusion beyond roofslope*' which is not as set out in the A+E SPD noted above;
 - that LMS has no concerns with the proposed four rooflights to the rear of the property, to the proposed removal of the existing 'porch' structure to the front of the property, to the widening of the existing front boundary wall entry piers (there appear to be many examples of this widening already having been done to most of these properties) or lastly, to the re-pointing of the existing front brickwork.
2. LMS has no concerns with the proposed rear ground floor single-storey extension or to the proposed replacement of many of the existing windows with matching white painted timber windows – there does not appear to be any proposal to use 'planted-on' glazing bars (as a result of none of the windows appearing to require them).
3. We note that revised drawings dated 27th January 2026 have been submitted by the Applicants taking on board both LMS's and Lewisham Conservation Team's concerns as to proposed new rooflights and windows.



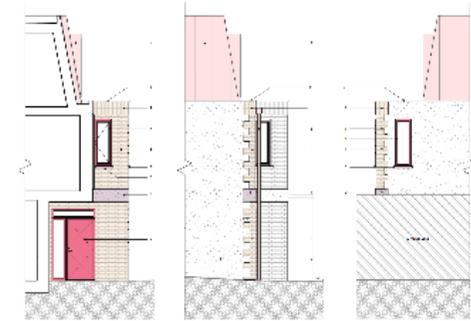
Application Reference: DC/25/142402

Application Address: 140 Manor Lane, London, SE12 8LR

Application Proposal: Details submitted pursuant to Condition 4-Materials of planning permission DC/25/140111 dated 30th June 2025.

STATUS: **NOT YET DECIDED**

LMS have reviewed the proposed submission and have no concerns from a materials quality perspective – this will be a high quality looking ‘modern’ building within a Victorian setting which might create some concern with local residents. However, as previously noted the new residence does not sit within the CA.



Application Reference: DC/26/142559

Application Address: 17 Southbrook Road, London, SE12 8LH

Application Proposal: FRONT: ONE Purple Prunus (T1) Height: 7m - FELL.

Reason: Ganoderma (root decay fungus) bracket at the base of the tree, health & safety, 5 day notice.

STATUS: LB of Lewisham have **GRANTED** Planning Permission for the proposed front garden tree felling works.

LMS objected to the proposed mature tree removal on the basis that no arborculturalist’s report had been submitted to show that the tree actually required felling due to the small amount of base fungal growth and that the tree could not be otherwise be treated as this was the loss of a significant tree to the conservation area. The Council have conditioned a replacement tree to be planted within the current or next growing season.



Application Reference: DC/26/142692

Application Address: Garages at the side of 37 & 121-125 Carston Close, London, SE12 8DX
Application Proposal: Prior Approval under Part 11 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), for the demolition of the garages at the side of 37 and 121-125 Carston Close, Lee Green, SE12.

STATUS: **NOT YET DETERMINED**
This is a Permitted Development notice for the demolition of what appears to be 13 existing garages which were previously excluded from the general Leegate Centre redevelopment plans. An original Galliard site plan shows them excluded from the development proposals but within the 'ownership' of Galliard (now London Square). However, at the end of the row of garages (at the Burnt Ash Road end) there is an existing UKPN Electrical Substation – it is wholly unclear from this submission whether the Substation is also to be removed or not.
LMS have no concerns with the removal of these garages although there are currently no proposals as to what if anything they are to be replaced with – presumably hard and/or soft landscaping?



Application Reference: DC/26/142714

Application Address: 56 Burnt Ash Road, London, SE12 8PY
Application Proposal: REAR: ONE Yew tree (T1) (Ht 12m) CROWN REDUCTION Spread only by 2m from 6m to 4m on all compass points. REASON: Reduction to shape canopy, pruning to suitable points and maintaining natural aesthetic.

STATUS: **NOT YET DECIDED**
This is a rear garden tree undergoing general maintenance reduction works.
LMS sees no reason to object to the proposed works.



<p>Application Reference: DC/26/142736 Application Address: 51 Effingham Road, London, SE12 8NT Application Proposal: REAR: ONE dead tree (ht.5-6m) FELL. Duty to replace applies. Reason: possibly a crab apple tree, dead and leaning; re-planting proposed when the stump / roots have rotted a bit we will be planting a new tree in its place, probably after just summer, the branches facing our garden have slowly rotted off (photos attached) and there are multiple small animal burrows and a big one (1.5inch diameter) at the base, through the tree. STATUS: LB of Lewisham have GRANTED Planning Permission. LMS saw no reason to object to the removal of this single rear garden tree. Approval requires planting of a similar tree.</p>	
<p>Application Reference: DC/26/142744 Application Address: 51 Effingham Road, London, SE12 8NT Application Proposal: FRONT: ONE Prunus Cistena (T1) CROWN REDUCTION by 1.5m from 6m to 4.5m. Reason: To maintain its shape. STATUS: NOT YET DECIDED This is for the general pruning of a medium sized front garden tree. LMS sees no reason to object to the proposed works. Note also recent Application DC/26/142736 above.</p>	
<p>Application Reference: DC/26/142800 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE Application Proposal: Details submitted pursuant to Condition 8(a)(b)-Land Contamination of planning permission DC/23/132184 dated 1st February 2024 at Mayfields Hostel. STATUS: NOT YET DECIDED This is a submission to fulfil a Condition of Planning Approval DC/23/132184 dated 1st February 2024. LMS sees no reason to object to the proposed submission. One of the submitted reports states that there is a low likelihood of encountering any UXO in the ground due to previous development.</p>	