

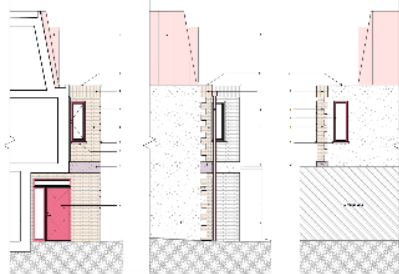



LEE MANOR CONSERVATION AREA

FEBRUARY 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/25/140778</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition (5) 'Construction Logistics Plan' of planning permission DC/22/126997 dated 1st November 2024.</p> <p>STATUS: NOT YET DECIDED</p> <p>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>	
<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.</p> <p>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.</p> <p>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>	

<p>Application Reference: DC/25/142379</p> <p>Application Address: 3 Handen Road, London, SE12 8NP</p> <p>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.</p> <p>STATUS: LB of Lewisham have GRANTED Planning Approval to the proposed works. LMS had raised concerns with regards to the proposed new rooflights to the front of the property and the application has been revised and has made acceptable changes in this regard.</p>	
<p>Application Reference: DC/25/142402</p> <p>Application Address: 140 Manor Lane, London, SE12 8LR</p> <p>Application Proposal: Details submitted pursuant to Condition 4-Materials of planning permission DC/25/140111 dated 30th June 2025.</p> <p>STATUS: NOT YET DECIDED</p> <p>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.</p>	
<p>Application Reference: DC/26/142492</p> <p>Application Address: 88 Taunton Road, London, SE12 8PB</p> <p>Application Proposal: Construction of a part single part two-storey extension at the rear.</p> <p>STATUS: LB of Lewisham have REFUSED this application on the basis that <i>‘The proposed part single-storey/part two-storey extension, by reason of its design, scale, massing, projection above the eaves of the host building and its visibility from the public realm, would result in an overly dominant, incongruous and unsympathetic addition, which would lead to the loss of key historic features in a prominent location and would fail to preserve the character and appearance of the host building and the wider Lee Manor Conservation Area and that it would cause an unacceptable sense of overbearing enclosure and loss of light and outlook for the neighbouring properties No. 90 and No. 86’.</i></p>	

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: LB of Lewisham has determined that prior approval is **NOT REQUIRED** for the method of demolition and any proposed restoration of the site of the existing garages.
This was 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.
LMS noted that no reference within the application had been made with regards to the Substation that exists within the westernmost of the garages and this was acknowledged by the Council in their delegated report. London Square have informally confirmed to LMS that the Substation will remain until such time as a new Substation is constructed within the Leegate development site (ref DC/25/140732) at which point the old one within this run of existing garages will be removed. It was also noted by London Square that a proposal for a number of 'Townhouses' is expected to be made for this site at some point in the future.






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: LB of Lewisham have **RAISED NO OBJECTION** to the proposed tree reduction works.
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/26/142744</p> <p>Application Address: 51 Effingham Road, London, SE12 8NT</p> <p>Application Proposal: FRONT: ONE Prunus Cistena (T1) CROWN REDUCTION by 1.5m from 6m to 4.5m. Reason: To maintain its shape.</p> <p>STATUS: LB of Lewisham have RAISED NO OBJECTION to the proposed tree reduction works. 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/26/142790</p> <p>Application Address: 3 Handen Road, London, SE12 8NP</p> <p>Application Proposal: Application for a Lawful Development Certificate (proposed) submitted under Section 192 of the Town & Country Planning Act 1990 (as amended) and Class A and G of Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of PV solar panels on the south and east roofslopes and installation of twin ASHP units in the rear garden and extract vents to the west side elevation.</p> <p>STATUS: NOT YET DECIDED Photo-Voltaic panels are proposed to the rear and side roof slopes and are covered by permitted development rights. LMS have no concerns with these proposals.</p>	
<p>Application Reference: DC/26/142792</p> <p>Application Address: 40 Old Road, London, SE13 5SR</p> <p>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).</p> <p>STATUS: NOT YET DECIDED 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.</p>	

<p>Application Reference: DC/26/142800</p> <p>Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE</p> <p>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.</p> <p>STATUS: NOT YET DECIDED</p> <p>This is a submission to fulfil a Condition of Planning Approval DC/23/132184 dated 1st February 2024.</p> <p>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>	
<p>Application Reference: DC/26/142955</p> <p>Application Address: 1 Handen Road, London, SE12 8NP</p> <p>Application Proposal: REAR: ONE Plum tree (T1) (ht. 8m) FELL. Reason: Dead & Fallen A mature plum tree in our garden appears to have fallen naturally. The tree is currently lying on the ground in a stable and safe position and does not present an immediate risk to people, neighbouring properties, or access. We understand that the property is within the Lee Manor Conservation Area and believe the tree may also be subject to a Tree Preservation Order. In light of this, we wanted to notify the Council before undertaking any works. No cutting, removal, or further action has been carried out at this stage. Please could you advise on:- Confirmation of the tree's protection status (TPO and/or conservation area controls), and - What permissions or notices are required for removal, and whether a replacement tree would be expected.</p> <p>REAR: ONE Plum tree (T1) (ht. ??m) FELL. Reason: Dead & Fallen</p> <p>STATUS: LB of Lewisham have GRANTED approval. LMS had no concerns as the tree was clearly beyond saving. Duty to replace applies.</p>	

<p>Application Reference: DC/26/142977 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE Application Proposal: Details submitted pursuant to Condition 3-Construction Logistics Plan (Stage 2) of planning permission DC/23/132184 dated 1st February 2024. STATUS: NOT YET DETERMINED. Firstly, it is noted that this Condition submission application was required to be made before any development commenced on site (with regard to the Construction Logistics Plan for Stage 1 of the construction works including demolition and ground works) but that demolition has occurred before submission. Secondly, the Noise & Vibration Assessment report does raise local issues which do not appear to be addressed. The reports submitted with this Condition submission application do raise issues that may affect neighbouring properties during the development timescale particularly Swallow Court and Our Lady of Lourdes Church.</p>	
<p>Application Reference: DC/26/142978 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE Application Proposal: Details submitted pursuant to Condition 7-Construction Environmental Management Plan (Stage 2) of planning permission DC/23/132184 dated 1st February 2024. STATUS: NOT YET DETERMINED. This submission is very similar to that made under application DC/26/142977 (see above). LMS have no further comments to make and have not reviewed documents attached to this submission.</p>	
<p>Application Reference: DC/26/142998 Application Address: Pentland House, Old Road, London, SE13 5SZ Application Proposal: FRONT: ONE Sycamore tree (T2) Ht 17m Remove Deadwood, Suspended and broken branches REAR: ONE Japanese Cherry tree(T1) Ht 3m FELL to ground level & replace with another Japanese Cherry (tree to be double staked and tied, mulch applied to base) REASON: Recent major limb failure with subsequent expression of fungal fruiting bodies. STATUS: NOT YET DETERMINED. The proposed tree maintenance and removal works appear reasonable and LMS sees no reason to question them.</p>	

Application Reference: DC/26/143069

Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE

Application Proposal: Details submitted pursuant to Condition 9-Biodiversity Enhancement and Management Plan (BEMP) of planning permission DC/23/132184 dated 1st February 2024.

STATUS: **NOT YET DETERMINED.**

This appears to be the submission of a detailed BEMP to discharge a Condition of the previous Planning Approval. LMS sees no reason to challenge this submission.

