
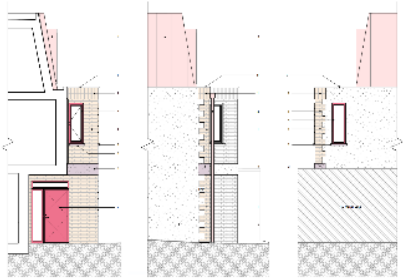




LEE MANOR CONSERVATION AREA


MARCH 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 DETERMINED</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 DETERMINED.</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/25/142402</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 DETERMINED</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/26/142790</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: LB of Lewisham have GRANTED Lawful Development Certificate status to this application.</p> <p>Photo-Voltaic panels are proposed to the rear and side roof slopes along with the removal of two rear roofslope rooflights.</p> <p>LMS had 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 DETERMINED</p> <p>This property is adjacent to and just outside of the north-eastern extremity of the boundary of the CA.</p> <p>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 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.</p> <p>STATUS: NOT YET DETERMINED 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>	
<p>Application Reference: DC/26/142804 Application Address: 66 Southbrook Road, London, SE12 8LL Application Proposal: FRONT:ONE very Large Pine tree (T1) Ht approx 10m Fell to ground level. REASON: Tree is very large, not a native species. It is leaning a lot, based on the corner of the plot at junction between 66 Southbrook rd & Manor lane, besides the safety issue, there is the damage to the street paving the roots can cause. Also damage to the garden wall, driveway & also possible structural damage to the house; the tree has just become far too tall. REPLANTING PROPOSAL: We will be happy to plant a new tree along the same boundary wall. We have planted others in the front and back garden already over the years but there is space for one more. We will plant it along the same wall near the existing tree if there is adequate space for it. Alternatively, we can plant one in the back garden. We have not decided what tree to plant and are open to suggestions. There are nice trees that blossom all along Southbrook Road. They do not seem to grow too big to cause damage. So if you know what they're called we can plant one of those.</p> <p>STATUS: NOT YET DETERMINED LMS have submitted an objection to the proposed felling of this significant front garden tree and have requested that a TPO be put in place by Lewisham Council in order to further preserve this tree.</p>	

<p>Application Reference: DC/26/142977</p> <p>Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE</p> <p>Application Proposal: Details submitted pursuant to Condition 3-Construction Logistics Plan (Stage 2) of planning permission DC/23/132184 dated 1st February 2024.</p> <p>STATUS: NOT YET DETERMINED.</p> <p>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.</p> <p>Secondly, the Noise & Vibration Assessment report does raise local issues which do not appear to be addressed.</p> <p>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</p> <p>Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE</p> <p>Application Proposal: Details submitted pursuant to Condition 7-Construction Environmental Management Plan (Stage 2) of planning permission DC/23/132184 dated 1st February 2024.</p> <p>STATUS: NOT YET DETERMINED.</p> <p>This submission is very similar to that made under application DC/26/142977 (see above).</p> <p>LMS have no further comments to make and have not reviewed documents attached to this submission.</p>	
<p>Application Reference: DC/25/142955</p> <p>Application Address: 1 Handen Road, London, SE12 8NP</p> <p>Application Proposal: REAR: ONE Plum (T1) (approx.ht.8m) FALLEN. Reason: dead and fallen. Duty to replace applies. 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.</p> <p>STATUS: LB of Lewisham have GRANTED approval to removal of this existing broken tree. Duty to replace has been confirmed. LMS had no concerns with regard to the proposals.</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: LB of Lewisham have **RAISED NO OBJECTION** to the proposed tree works. Duty to replace has been confirmed.
LMS saw no reason to object.
The proposed tree maintenance and removal works appear reasonable and LMS sees no reason to question them.

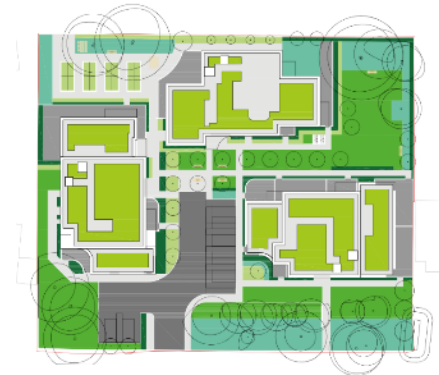



Application Reference: DC/26/143069

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

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.



<p>Application Reference: DC/26/143104</p> <p>Application Address: 46 Southbrook Road, London, SE12 8LL</p> <p>Application Proposal: REAR: ONE Pear (T1)(ht.5m) FELL. Reason: T1 is the smaller of 2 rear pear trees, this small tree is in severe decline with multiple areas of de-laminated bark.</p> <p>STATUS: LB of Lewisham have RAISED NO OBJECTION to the proposed tree works. Duty to replace has been requested to the Applicant. LMS saw no reason to object to the proposed works.</p>	
<p>Application Reference: DC/26/143140</p> <p>Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE</p> <p>Application Proposal: Details submitted pursuant to Condition 15(c)(d)-Tree Protection Plan (Stage 2) of planning permission DC/23/132184 dated 1st February 2024.</p> <p>STATUS: NOT YET DETERMINED.</p> <p>A detailed Arboricultural Impact Assessment Method Statement has been submitted along with a piling proposal which shows four areas of existing trees (essentially the four corners of the site) which are to be protected by metal fencing during the proposed construction works.</p> <p>There appears no reason for LMS to have any concerns about the proposed works around the existing trees</p>	