
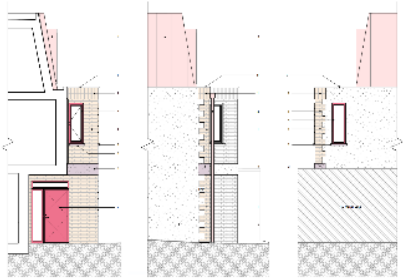


LEE MANOR CONSERVATION AREA

APRIL 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: LB of Lewisham have GRANTED this Condition discharge application. 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/26/142792</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 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 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>	

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.

STATUS: LB of Lewisham have stated '*Objection Tree Preservation Order made*'. It is assumed from the above that the Felling Application has been 'Refused' and that a new TPO has been issued. There is no Decision documentation that has been uploaded to provide any further information than that noted above. LMS had objected to this submission.
(Note – LBL have now issued a TPO Application which will be reported on next month).

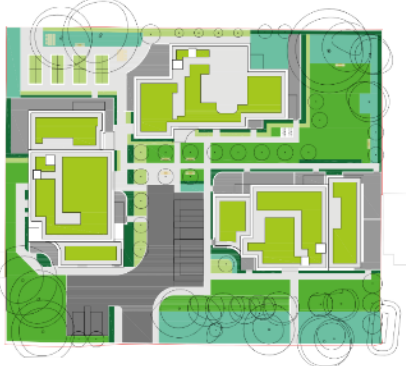


Application Reference: DC/26/142977

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

Application Proposal: Details submitted pursuant to Condition 3-Construction Logistics Plan (Stage 2) of planning permission DC/23/132184 dated 1st February 2024.

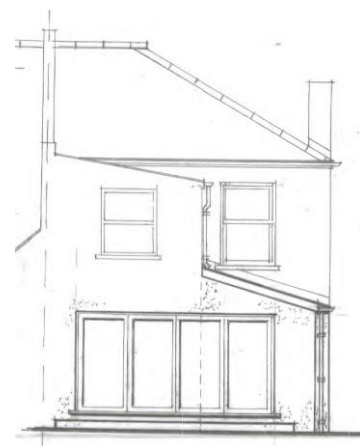
STATUS: LB of Lewisham have **GRANTED** this Condition discharge submission. LMS saw no reason to object to this submission but did note that some aspects of the Construction Logistics Plan would create issues for properties neighbouring onto this construction site.

<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: LB of Lewisham have GRANTED this Condition discharge submission. LMS saw no reason to comment on this EMP.</p>	
<p>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: LB of Lewisham have GRANTED this Condition discharge submission. LMS saw no reason to comment on this BEMP.</p>	
<p>Application Reference: DC/26/143140 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE 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. STATUS: LB of Lewisham have GRANTED this Condition discharge submission. There appeared to be no reason for LMS to have any concerns about the proposed works around the existing trees. 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>	

Application Reference: DC/26/143417
Application Address: 86 Manor Lane, London SE13 5QP
Application Proposal: REAR/SIDE (by R.Quaggy): THREE Lime (T1,T2,T3)(ht.11m) RE-POLLARD HEIGHT by approx.2m to approx.ht.9m to previous points, not removing pruning head knuckles. Reason: to keep the trees managed.
STATUS: LB of Lewisham have **GRANTED** approval for this application. LMS had no reasons to be concerned for this regular tree pruning.



Application Reference: DC/26/143495
Application Address: 61 Taunton Road, London, SE12 8PA
Application Proposal: Construction of a single storey rear extension.
STATUS: **NOT YET DETERMINED**
 This is a small rear single storey extension alongside an existing 2-storey rear outrigger building. LMS sees no reason to have any concerns with this application.



Application Reference: DC/26/143554
Application Address: 88 Taunton Road, London, SE12 8PB
Application Proposal: Construction of a single storey extension to the rear and all associated works.
STATUS: **NOT YET DETERMINED**
 This is a proposed single storey dual pitched roof extension using an existing rear extension. LMS sees no reason to have any concerns with this application. This property was REFUSED a part single and part 2-storey rear extension in February 2026.



Application Reference: DC/26/143555

Application Address: 10 Handen Road, London, SE12 8NP

Application Proposal: REAR: ONE dead/dying Cherry tree (T1) Ht 11m FELL to ground level. REASON: Dead/dying.
ONE Ash tree (T2) LATERAL REDUCTION by 4m from 14m to 10m of overhanging branches (from number 8) on NW compass point .
REASON: This will balance out the canopy of the ash tree, and promote new growth.
REPLANTING PROPOSAL: Client is going to replace the old tree with another Cherry tree sapling as close to the location plot of the previous tree as possible.

STATUS:

NOT YET DETERMINED

These appear to be two mature trees rear garden trees in an area of numerous trees and should not be a concern.

LMS sees no reason to object to this application.



Application Reference: DC/26/143572

Application Address: 17 Effingham Road, London, SE12 8NZ

Application Proposal: REAR: ONE dead Cherry (T1)(ht.6m) FELL.
Reason: the tree is dead, a hazard due to risk of falling. Duty to replace applies.

STATUS:

LB of Lewisham have **GRANTED** approval for this application.

LMS had no reasons for concern with this application.



Application Reference: DC/26/143585

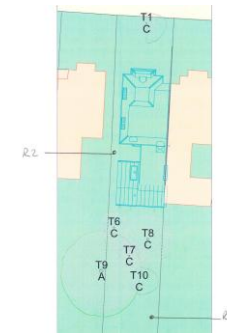
Application Address: 7 Micheldever Road, London, SE12 8LX

Application Proposal: Details submitted pursuant to Condition 4-Replacement Trees of planning permission DC/25/140894 dated 21st October 2025

STATUS: **NOT YET DETERMINED**

Under GRANTED Planning Permission DC/25/140894 a proposed rear garden single storey extension required the removal of a number of trees which affected the proposed works. This application covers the planting of two new trees to replace those lost.

LMS sees no reason to object to this submission.



Application Reference: DC/26/143683

Application Address: 87 Taunton Road, London, SE12 8PA

Application Proposal: The installation of one multi-split wall-mounted heat pump unit to the side elevation.

STATUS: **NOT YET DETERMINED**

This application is for a condensing unit to be located onto the side elevation of the property located just to the side and behind an existing chimney stack. The condensing unit will be visible at a low level from the public highway (within the shared rear access alleyway). Ideally The Unit would located behind a gate, to the rear of the property or within the rear garden.

LMS have objected to this application on the basis that it is visible from a public highway within a conservation area. If approved by Lewisham Council this could be used as precedent for other such condensing units to be made visible throughout the conservation area.

