
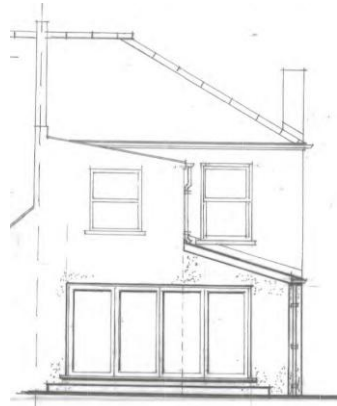




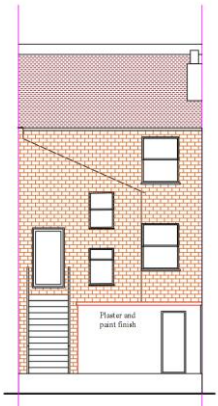
LEE MANOR CONSERVATION AREA

MAY 2026 - PLANNING APPLICATIONS + DECISIONS

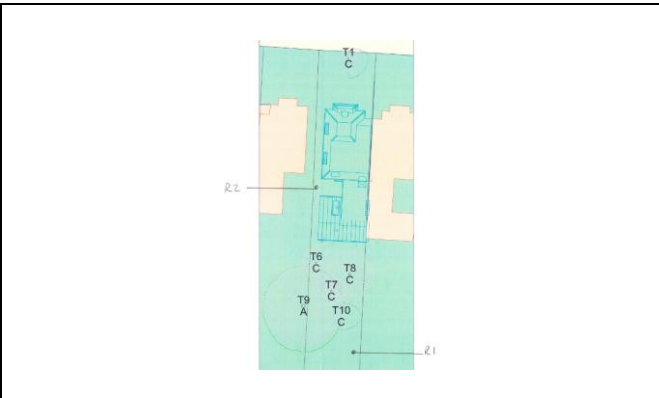
(Note – Applications shown in *red* were previously reported in the last monthly Summary but remain ‘Undecided’ and on-going).

<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>See also DC/26/144111 below which may possibly supercede this Application.</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>	

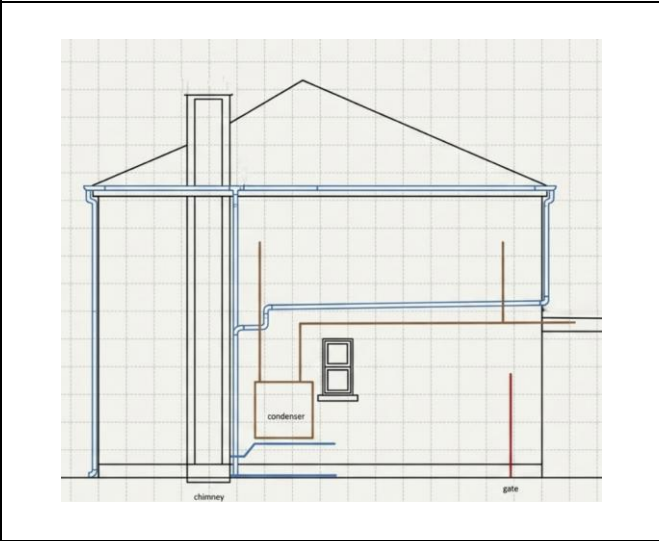
<p>Application Reference: DC/26/142792</p> <p>Application Address: 40 Old Road, London, SE13 5SR</p> <p>Application Proposal: Retrospective planning permission for change of use from Class C3(b) (small children's care home for up to six people living together as a single household and receiving care) 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</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: LB of Lewisham has GRANTED approval of this Condition submission.</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/26/143495</p> <p>Application Address: 61 Taunton Road, London, SE12 8PA</p> <p>Application Proposal: Construction of a single storey rear extension.</p> <p>STATUS: NOT YET DETERMINED</p> <p>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.</p>	 <p>The drawing shows a two-story building with a gabled roof. A single-story extension is attached to the rear of the building, featuring a large window and a door. The drawing is a technical architectural sketch.</p>

<p>Application Reference: DC/26/143554</p> <p>Application Address: 88 Taunton Road, London, SE12 8PB</p> <p>Application Proposal: Construction of a single storey extension to the rear and all associated works.</p> <p>STATUS: NOT YET DETERMINED</p> <p>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.</p> <p>This property was REFUSED a part single and part 2-storey rear extension in February 2026.</p>	
<p>Application Reference: DC/26/143555</p> <p>Application Address: 10 Handen Road, London, SE12 8NP</p> <p>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.</p> <p>STATUS: LB of Lewisham has RAISED NO OBJECTION to the proposed tree works. 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.</p>	
<p>Application Reference: DC/26/143559</p> <p>Application Address: 125 Burnt Ash Road, London, SE12 8RA</p> <p>Application Proposal: Retrospective planning permission for the construction of a single storey rear extension to the existing office at 125 Burnt Ash Road SE12.</p> <p>STATUS: NOT YET DETERMINED</p> <p>This is a 'retrospective' application so it would appear as though works may already have taken place.</p> <p>The property is the old 'Lee Off License' which is now Morrisons.</p> <p>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.</p> <p>LMS have reviewed this Application and determined not to object as the works do not directly and clearly affect the Conservation Area.</p>	

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: LB of Lewisham have **GRANTED** approval to this Condition submission. 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 saw 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.



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/26/143779

Application Address: 35 Micheldever Road, London, SE12 8LX

Application Proposal: FRONT: ONE Strawberry tree (T1) LATERAL REDUCTION by 4m from 4m to 0m of stem on E compass point.

REASON: Stem has grown outside of the crown and is blocking the residents driveway. The works will improve the aesthetics of the tree.

ONE Holm Oak tree RHB(T2) POLLARD Ht by 5m from 9m to 4m.

REASON: Due to the placement of tree and the size, there is bord dropping/being dropped onto the front garden to which the neighbouring resident has already fallen over once; ending up in hospital. They want to keep the tree so would like it to be pollarded at approximately 4 meters so that it can be maintained as lollypop shape and it will abate the bird mess issue in turn removing the current H&S issue. The works will improve the aesthetics of the tree.

REAR: ONE Magnolia tree (T3) CROWN REDUCTION Ht by 1m from 4m to 3m Spread by 2m from 6m to 4m.

REASON: The works are apart of a regular maintenance programme. The works will improve the aesthetics of the tree.

ONE Apple tree (T4) REMOVE deadwood, CROWN REDUCTION by 1m from 3.5m to 2.5m Spread by 1m from 2.5m to 1.5m on W compass point to balance crown.

REASON: The works are too stop the encroachment of the tree over the wall and onto the footpath the other side. The works are a part of a regular maintenance programme. The works will improve the aesthetics of the tree.

ONE unidentified shrub (T5) CROWN REDUCTION Ht by 1m from 2.5m to 1.5m Spread by 1m from 2m to 1m.

REASON: To tidy crown and bring back from overhanging washing line.

ALL ITEMS INCLUDING REMOVING ARISING DEBRIS, LEAVING SITE CLEAN AND TIDY. The works are apart of a regular maintenance programme. The works are too stop the encroachment of the tree onto the garden The works will improve the aesthetics of the tree.

STATUS:

NOT YET DETERMINED

There are works proposed to two front garden trees and three rear garden trees. LMS has no concerns with regard to the rear garden trees. For the front garden trees – Tree T2 appears to be a regular maintenance programme of general pollarding. However, we have been unable to clearly understand the nature of works proposed to Tree T1 which appears to be a complete removal of the eastern side of the tree inside the Applicants property, not that overhanging Wantage Road. LMS to review further.



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/26/144112

Application Address: 40 Brightfield Road, London, SE12 8QF

Application Proposal: The installation of replacement timber double glazed windows and rear door.

STATUS: **NOT YET DETERMINED**

1. LMS has no concerns with regard to the rear window/door proposals.
2. With regard to the front windows we note that glued or 'planted on' window intermediate glazing bars are proposed. Normally LMS would object to such a proposal. However, in reviewing the proposed proportions of the new glazing bars they appear similar to existing and/or the original bars. On the basis that a system approach is being taken here (which presumably comes with a window guarantee as to the bonding of the intermediate glazing bars) LMS have determined not to object to this proposal subject to a further review.

