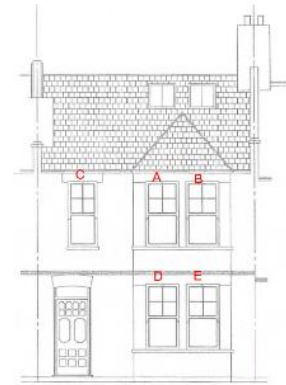


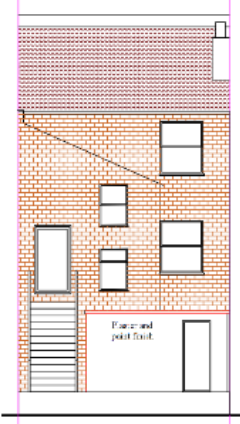
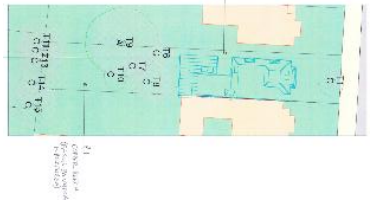
## LEE MANOR CONSERVATION AREA

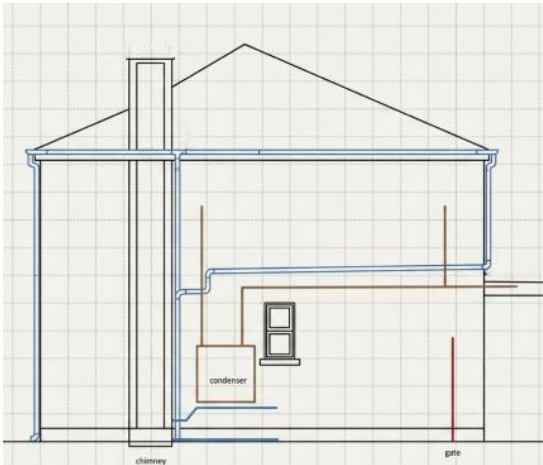
### JUNE 2026 - PLANNING APPLICATIONS + DECISIONS

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

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| <p><b>Application Reference:</b> DC/25/140778</p> <p><b>Application Address:</b> Leegate Shopping Centre, Leegate, London, SE12</p> <p><b>Application Proposal:</b> Details submitted pursuant to Condition (5) 'Construction Logistics Plan' of planning permission DC/22/126997 dated 1st November 2024.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></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><b>THIS APPLICATION HAS NOW BEEN SUBMITTED FOR OVER 1 YEAR.</b></p> |  |
| <p><b>Application Reference:</b> DC/25/141753</p> <p><b>Application Address:</b> Leegate Shopping Centre, Leegate, London, SE12</p> <p><b>Application Proposal:</b> Details submitted pursuant to Condition 4-Construction Environment Management Plan of planning permission DC/22/126997 dated 1st November 2024.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED.</b></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 1<sup>st</sup> 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><b>THIS APPLICATION HAS NOW BEEN SUBMITTED FOR AROUND 9 MONTHS.</b></p>                                                                                                                                                                                                                                                                                                         |                                                                                     |

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| <p><b>Application Reference:</b> DC/26/142792</p> <p><b>Application Address:</b> 40 Old Road, London, SE13 5SR</p> <p><b>Application Proposal:</b> 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><b>STATUS:</b> <b>NOT YET DETERMINED</b></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><b>Application Reference:</b> DC/26/142909</p> <p><b>Application Address:</b> 53 Manor Lane, London, SE13 5QW</p> <p><b>Application Proposal:</b> Installation of replacement double glazed timber sash windows at the front elevation.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <ol style="list-style-type: none"> <li>1. The existing upper window of each of the five sash windows proposed to be changed are divided into four separate single glazed elements with intermediate glazing bars. The proposal to recreate this four pane upper panel very clearly utilises glued (or planted) on glazing bars both internally and externally. The intermediate glazing bars are specified to be held in place using 3M Glazing Tape which does not have proven long term usage.</li> <li>2. LMS have objected to these proposals.</li> </ol> |    |
| <p><b>Application Reference:</b> DC/26/143495</p> <p><b>Application Address:</b> 61 Taunton Road, London, SE12 8PA</p> <p><b>Application Proposal:</b> Construction of a single storey rear extension.</p> <p><b>STATUS:</b> LB of Lewisham has <b>GRANTED</b> approval of this submission.</p> <p>LMS saw no reason to object to the proposed works.</p> <p>This is a small rear single storey extension alongside an existing 2-storey rear outrigger building.</p>                                                                                                                                                                                                                                                                                                                                                                                        |  |

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| <p><b>Application Reference:</b> 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: LB of Lewisham has <b>GRANTED</b> approval of this application.<br/>LMS saw no reason to object to the proposed submission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |   |
| <p><b>Application Reference:</b> 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: <b>NOT YET DETERMINED</b></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> |   |
| <p><b>Application Reference:</b> DC/26/143585</p> <p>Application Address: 7 Micheldever Road, London, SE12 8LX</p> <p>Application Proposal: Details submitted pursuant to Condition 4-Replacement Trees of planning permission DC/25/140894 dated 21st October 2025</p> <p>STATUS: LB of Lewisham has <b>GRANTED</b> approval of this Condition submission.<br/>LMS saw no reason to object to the proposed submission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

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| <p><b>Application Reference:</b> DC/26/143683</p> <p><b>Application Address:</b> 87 Taunton Road, London, SE12 8PA</p> <p><b>Application Proposal:</b> The installation of one multi-split wall-mounted heat pump unit to the side elevation.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <p>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.</p> <p>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.</p> <p>This application is no longer available on the Planning Portal and is assumed to be superceded by Application DC/26/144272 below.</p> |   |
| <p><b>Application Reference:</b> DC/26/143713</p> <p><b>Application Address:</b> 87 Old Road, London, SE13 5SU</p> <p><b>Application Proposal:</b> Construction of an additional storey at roof level on the existing building to provide 3 self-contained flats and all associated works</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <p>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.</p> <p>LMS have determined not to respond to this application as it is slightly outside of our area of concern.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <p><b>Application Reference:</b> DC/26/143779</p> <p><b>Application Address:</b> 35 Micheldever Road, London, SE12 8LX</p> <p><b>Application Proposal:</b> FRONT: ONE Strawberry tree (T1) LATERAL REDUCTION by 4m from 4m to 0m of stem on E compass point.<br/>REASON: Stem has grown outside of the crown and is blocking the residents driveway. The works will improve the aesthetics of the tree.<br/>ONE Holm Oak tree RHB(T2) POLLARD Ht by 5m from 9m to 4m.<br/>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</p>                                                                                                                                                                                                                                                                                                             |                                                                                      |

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| <p>shape and it will abate the bird mess issue in turn removing the current H&amp;S issue. The works will improve the aesthetics of the tree.</p> <p>REAR: ONE Magnolia tree (T3) CROWN REDUCTION Ht by 1m from 4m to 3m Spread by 2m from 6m to 4m.</p> <p>REASON: The works are apart of a regular maintenance programme. The works will improve the aesthetics of the tree.</p> <p>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.</p> <p>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.</p> <p>ONE unidentified shrub (T5) CROWN REDUCTION Ht by 1m from 2.5m to 1.5m Spread by 1m from 2m to 1m.</p> <p>REASON: To tidy crown and bring back from overhanging washing line.</p> <p>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.</p> <p>STATUS: LB of Lewisham has <b>RAISED NO OBJECTION</b> to the proposed works. LMS had no concerns with this submission.</p> |   |
| <p><b>Application Reference:</b> DC/26/143847</p> <p><b>Application Address:</b> 66 Brightfield Road, London, SE12 8QF</p> <p><b>Application Proposal:</b> Details submitted pursuant to Condition 3 - soft landscaping of planning permission DC/25/141913 dated 19th December 2025.</p> <p>STATUS: LB of Lewisham has <b>GRANTED APPROVAL</b> to this Condition discharge submission. LMS had no concerns with this submission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |

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| <p><b>Application Reference:</b> DC/26/143938</p> <p><b>Application Address:</b> Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE</p> <p><b>Application Proposal:</b> Details submitted pursuant to Condition 21-Materials and Design Quality of planning permission DC/23/132184 dated 1st February 2024.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED.</b></p> <p>The Applicant has submitted details of a red brick and red mortar that are proposed for the development and have stated that Lewisham's Design Guardians have reviewed a physical mock-up panel on site and have given their verbal acceptance.</p> <p>LMS have determined not to respond to this Condition approval request.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |
| <p><b>Application Reference:</b> DC/26/144052</p> <p><b>Application Address:</b> 42 Southbrook Road, London SE12 8LL</p> <p><b>Application Proposal:</b> THREE Silver Birch (T1, T2, T3) CROWN THINNING by 20% maintaining the current height of 4m and width of 3m.<br/>ONE Magnolia (T4) CROWN REDUCTION from 5m to 4m and height from 4m to 3m.<br/>ONE Acer (T5) CROWN THINNING by 20%, maintaining the same height of 2.5m and width of 2.5m .<br/>ONE Acer (T6) CROWN LIFT to 1m &amp; CROWN THINNING by 20% , maintaining the same height of 3m and width of 3m.<br/>ONE Maple (T7) HEIGHT REDUCTION from 2.5m to 2m and maintain the same width of 2m.<br/>ONE Poplar (T8) HEIGHT REDUCTION from 8m to 6m, maintaining the same width of 4m.</p> <p><b>STATUS:</b> LB of Lewisham has <b>RAISED NO OBJECTION</b> to this application.</p> <p>As far as LMS can tell this application was never provided for review on the Lewisham Planning Portal.</p> <p>However, being general maintenance works for three front garden and five rear garden trees, LMS would have seen no reason to have objected to the proposed submission.</p> |  |

**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**

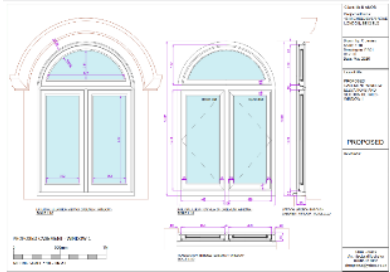
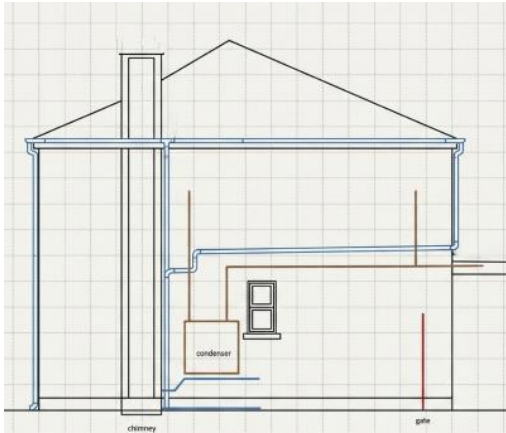
Application Address: 40 Brightfield Road, London, SE12 8QF

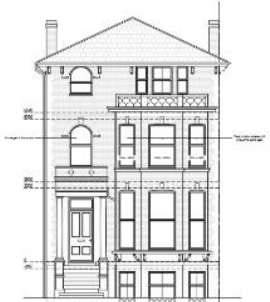
Application Proposal: The installation of replacement timber double glazed windows and rear door.

**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.



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| <p><b>Application Reference:</b> DC/26/144186</p> <p><b>Application Address:</b> 18 Micheldever Road, London, SE12 8LX</p> <p><b>Application Proposal:</b> Installation of replacement double glazed windows in the front elevation.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <p>LMS has no concerns with regard to the new window proposals.</p> <p>This appears to be a very well considered set of proposals with no concerns as to increased window member sizes (to enable double glazed units) or any proposals for planted on glazing beads.</p>                                                                                                                                                                                                                                                                                                                                                      |   |
| <p><b>Application Reference:</b> DC/26/144272</p> <p><b>Application Address:</b> 87 Taunton Road, London, SE12 8PA</p> <p><b>Application Proposal:</b> Application for a Lawful Development Certificate (proposed) submitted under Section 192 of the Town &amp; Country Planning Act 1990 (as amended) Class G of Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of an air source heat pump (ASHP).</p> <p><b>STATUS:</b> This Permitted Development Application has been <b>GRANTED</b> by Lewisham Council.</p> <p>LMS originally objected to Planning Application ref DC/26/143683 (for the same works as are proscribed here) in April 2026. It was then determined by the Planning Officer that such works as were proposed could be installed under Permitted Development Rights subject to a number of checks.</p> |   |
| <p><b>Application Reference:</b> DC/26/144290</p> <p><b>Application Address:</b> Former Garages, 1-13 Carston Close, London SE12 8DX</p> <p><b>Application Proposal:</b> Demolition of the existing substation and redevelopment of the Former Garages Site, Carston Close SE12 to provide 5, three-storey residential dwellings (Use Class C3), landscaping, cycle parking, refuse store and all associated works.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <ol style="list-style-type: none"> <li>1. Having reviewed this application LMS sees no reason to be concerned. The site is the far end of the Leegate Centre site for which LMS were advised of the outline proposals by London Square some weeks ago.</li> </ol>                                                                                                                                                                               |  |

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| <p><b>Application Reference: DC/26/144306</b></p> <p>Application Address: Garages at land on western side of Millbank Way, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition 3-Construction Management Plan, Condition 4(a)-Ground Contamination, Condition 5-Air Source Heat Pumps (ASHP), Condition 6-Piling Method Statement, Condition 7-Materials and Detailed Design, Condition 9-Cycle Parking, Condition 11-Soft Landscaping and Replacement Trees, Condition 12-Boundary Treatment, Condition 13-Wildlife Enhancement Measures, Condition 14(a)-Biodiverse Living Roof, Condition 15(a)(b)-External Lighting, Condition 23-Sustainable Urban Drainage and Condition 26-Parking Management Plan of planning permission DC/23/133105 dated 11th February 2025</p> <p>STATUS: <b>NOT YET DETERMINED</b></p> <ol style="list-style-type: none"> <li>1. This application relates to a sub mission for discharge of a variety of Conditions emanating out of the approval in Feb 2025 of application DC/23/133105.</li> <li>2. LMS see no reason to have any concerns with this submission although the construction process will affect local residents.</li> </ol> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Application Reference: DC/26/144313</b></p> <p>Application Address: 106C Burnt Ash Road, London SE12 8PU</p> <p>Application Proposal: Retrospective application for the replacement of timber sash windows with uPVC sliding sash windows to the front elevation.</p> <p>STATUS: <b>NOT YET DETERMINED</b></p> <p>We note that this is a retrospective application implying that these works have already been carried out contrary to the removal of the Article 4 Direction that prevails over the Lee Manor Conservation Area.</p> <p>LMS has objected to these proposals for uPVC windows facing the public highway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  <p>The drawing is a technical architectural elevation of a three-story building. It shows a symmetrical facade with a central entrance on the ground floor. The ground floor has a central door and two windows on either side. The first floor has three large windows. The second floor has three windows, with the central one being slightly larger. The roof is gabled with two chimneys. The drawing includes various lines and annotations typical of architectural plans, such as dimension lines and labels for different parts of the building.</p> |

**Application Reference: DC/26/144332**

Application Address: 136 Manor Lane, London, SE12 8LR

Application Proposal: Construction of a single-storey rear extension.

STATUS: **NOT YET DETERMINED**

This appears to be a straightforward rear property single-storey ground floor extension and as such there is no reason to have any concerns.



**Application Reference: DC/26/144339**

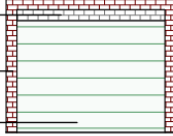
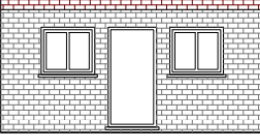
Application Address: 73 Taunton Road, London, SE12 8PA

Application Proposal: Alterations and repairs to the existing roof including the installation of replacement roof light, roof tiles Redland 49 concrete tiles with Cedral Thurstone slates and PVCU fascia boards, soffits, guttering and downpipes with PVCU., together with Internal works to strengthen roof structure, re-point chimney stack and replace leadwork and blown rendering to parapet walls.

STATUS: **NOT YET DETERMINED**

1. The proposed roof, fascia, soffit, guttering and ancillary associated works are to repair a roof and structure in serious need of repair due to previously applied heavy concrete roof tiles.
2. The roof survey report does not require the use of artificial fibre cement 'slate' tiles (as proposed) but states that the engineering advise is: *'to replace the concrete tiles with lighter slates or artificial slates like the neighbouring property'*.
3. LMS fully accepts the need for the proposed works but has objected to the proposed use of artificial fibre cement roof tiles where natural Welsh (or similar) roof slates will recreate the original roofing material which will enhance the Conservation Area.



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| <p><b>Application Reference:</b> DC/26/144436</p> <p>Application Address: Mayfields Hostel, 47 Burnt Ash Hill SE12.</p> <p>Application Proposal: Details submitted pursuant to Condition 14-Surface Water of planning permission DC/23/132184 dated 1st February 2024.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <p>This application relates to a submission for discharge of Condition 14 of Planning Approval DC/23/132184 relating solely to issues of drainage which LMS feels should not affect the Lee Green area.</p>                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Application Reference:</b> DC/26/144484</p> <p>Application Address: 64 Manor Lane, London, SE13 5QP</p> <p>Application Proposal: Demolition of existing garage and construction of single storey garage.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <p>LMS have submitted a neutral position to Lewisham Council on this application as we accept the premise of this re-construction but believe there is insufficient detail or thought apparent on the submitted drawing for the garage to be constructed to the level of detail required for such a building within the Conservation Area.</p> | <div data-bbox="1456 478 1713 718"> <p>Rest of the facades to be London brick, again matching neighbouring properties.</p> <p>Red brick on the side pilars and around parapet wall to match neighbouring properties.</p> <p>Green roller garage door to match the existing.</p>  <p>Proposed Front Elevation<br/>Scale 1:100</p> </div> <div data-bbox="1769 518 2049 718">  <p>Proposed Side Elevation (North - East)<br/>Scale 1:100</p> </div> |