

## LEE MANOR CONSERVATION AREA

### JULY 2026 - PLANNING APPLICATIONS + DECISIONS

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

**Application Reference: DC/25/140778**

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.

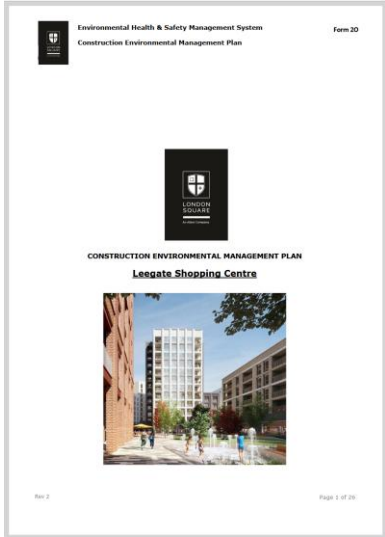
**STATUS: NOT YET DETERMINED**

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.

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

**THIS APPLICATION HAS NOW BEEN SUBMITTED FOR OVER 1 YEAR.**



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <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> LB of Lewisham has <b>GRANTED</b> discharge of the Condition to which this proposal relates.<br/>LMS made no comment on this submission.<br/>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.<br/>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.<br/>See also DC/26/144851.</p> |  |
| <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><br/>This property is adjacent to and just outside of the north-eastern extremity of the boundary of the CA.<br/>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>                                                                                                                                                                                                                                                                                                                              |                                                                                     |

**Application Reference: DC/26/142909**

Application Address: 53 Manor Lane, London, SE13 5QW

Application Proposal: Installation of replacement double glazed timber sash windows at the front elevation.

STATUS: LB of Lewisham has **GRANTED** planning permission for replacement windows to the front elevation of the property utilising 'planted-on' intermediate glazing bars (both horizontal and vertical) to the upper sash of each of the 5 windows proposed to be changed.

LMS had objected to the proposed use of 'planted-on' intermediate glazing bars.

The Decision Notice states that:

*'An objection was received from the Lee Manor Society in regard to the use of 'planted-on' intermediate glazing bars to the upper elements on each of the sash windows. Officers consider that there would be no harm to the visual appearance of the host property as a result of this and are therefore satisfied with the proposal.*

*There are also clear planning benefits as a result of the proposal from introducing double-glazed windows and increasing the energy efficiency of the property.*

*Officers consider that the current proposal would lead to no harm to the Conservation Area'.*



**Application Reference: DC/26/143559**

Application Address: 125 Burnt Ash Road, London, SE12 8RA

Application Proposal: Retrospective planning permission for the construction of a single storey rear extension to the existing office at 125 Burnt Ash Road SE12.

STATUS: **NOT YET DETERMINED**

This is a 'retrospective' application so it would appear as though works may already have taken place.

The property is the old 'Lee Off License' which is now Morrisons.

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.

LMS have reviewed this Application and determined not to object as the works do not directly and clearly affect the Conservation Area.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <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/26/143938</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> LB of Lewisham has <b>GRANTED</b> discharge of the Condition to which these proposals relate.</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 made no comment on this submission.</p> |   |
| <p><b>Application Reference:</b> DC/26/143980</p> <p><b>Application Address:</b> 2-4 Brightfield Road, London, SE12 8QF</p> <p><b>Application Proposal:</b> The change of use from a beauty salon (Use Class Sui Generis) to a flexible commercial, business, and service use (Use Class E).</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <p>The change of use proposal to office / commercial use does not affect either the internal or external aspects of the building so we can see no reason to object to the current proposal.</p>                                                                                                                                                                                              |  |

**Application Reference: DC/26/144111**

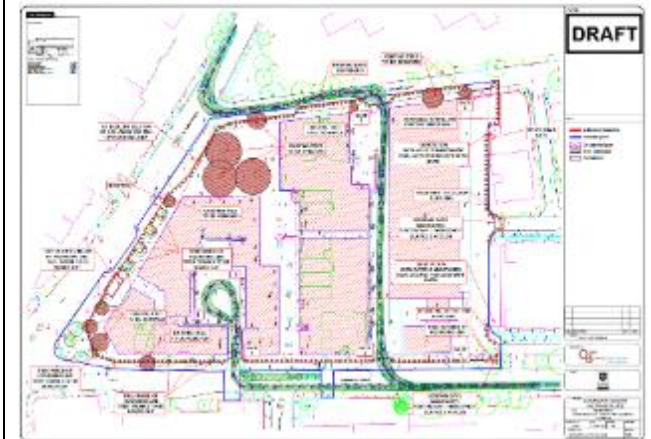
Application Address: Leegate Shopping Centre, Leegate, London, SE12

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.

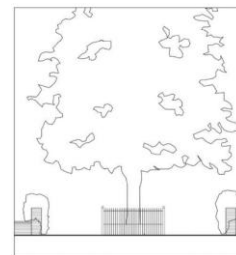
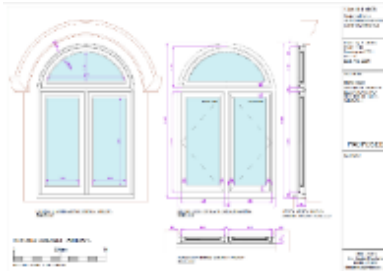
**STATUS:**

LB of Lewisham has **GRANTED** approval to the proposed works.

LMS has no concerns with regard to the rear window/door proposals.

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.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p><b>Application Reference:</b> DC/26/144147</p> <p><b>Application Address:</b> 106 Burnt Ash Road, London, SE12 8PU</p> <p><b>Application Proposal:</b> Retrospective Planning Permission for the replacement of the front boundary wall with metal railings.</p> <p><b>STATUS:</b> <b>NOT YET DETERMINED</b></p> <p>LMS have submitted an objection to this retrospective application on the basis of the full loss of the original brickwork wall and its replacement with a metal fence type that has no precedent along this row of houses.</p>                                                                                                                                          |   |
| <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> LB of Lewisham has <b>GRANTED</b> Planning Permission for the proposed works.</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/26/144290</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> <p>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.</p> |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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><b>STATUS:</b> <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><b>STATUS:</b> <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 image is a technical architectural elevation drawing of a three-story building. It shows the front facade with a central entrance on the ground floor, flanked by windows. The upper floors have multiple windows of varying sizes. A small balcony or decorative element is visible on the second floor. The drawing includes vertical dimension lines on the left side, indicating the heights of different levels or floors. The style is a line drawing with some shading to indicate depth and structure.</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**

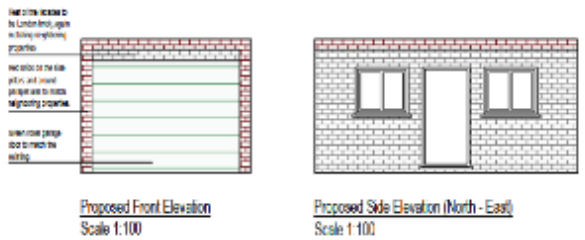
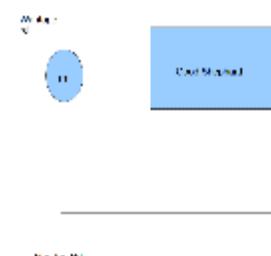
Application Address: 73 Taunton Road, London, SE12 8PA

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.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p><b>Application Reference:</b> DC/26/144436</p> <p><b>Application Address:</b> Mayfields Hostel, 47 Burnt Ash Hill SE12.</p> <p><b>Application Proposal:</b> 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><b>Application Address:</b> 64 Manor Lane, London, SE13 5QP</p> <p><b>Application Proposal:</b> 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>                                                                                                                         |   |
| <p><b>Application Reference:</b> DC/26/144583</p> <p><b>Application Address:</b> Church Of Good Shepard, 29 Handen Road, London, SE12 8NR</p> <p><b>Application Proposal:</b> ONE Poplar tree (T1) Height: 16m. POLLARD to previous points around 9-10m. Reduce poles by 6-7m to prevent branch failure from extended poles.</p> <p><b>STATUS:</b> LB of Lewisham has <b>RAISED NO OBJECTION</b> to this tree maintenance proposal. The application was not previously made available on the Planning Portal so we could not have commented on this proposal before it was approved. This is a large mature Poplar tree (that may have caused the adjoining boundary wall to collapse around 3 years ago). LMS has no issues with this application.</p> |  |

**Application Reference: DC/26/144597**

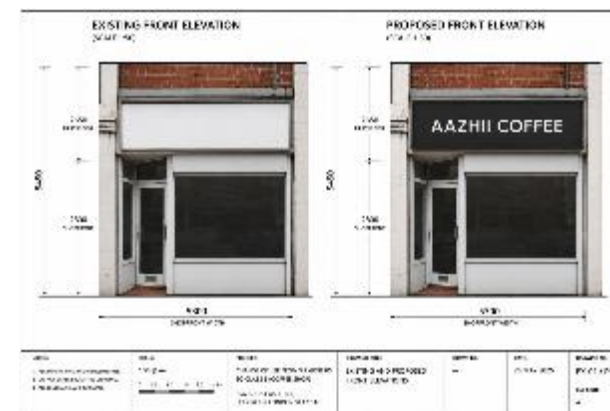
Application Address: 35A Burnt Ash Hill, London, SE12 0AE

Application Proposal: Change of use of the existing ground floor commercial unit from Sui Generis (former taxi office) to Class E for the use as a café/coffee shop with ancillary food preparation and the sale of hot and cold food and drinks for consumption on and off the premises, installation of advertising to the front elevation and associated internal works.

STATUS: **NOT YET DETERMINED**

**Lee Manor Society comments:**

1. This commercial property does not sit within the conservation area so LMS have not formulated a response to the application. The proposed works (including new external signage) do not appear to cause any concern.

**Application Reference: DC/26/144694**

Application Address: 48 Southbrook Road, London, SE12 8LL

Application Proposal: FRONT: ONE False Acacia (T1)(approx.ht.18m) remove one snapped out branch and clean torn fibres of wound tear, CROWN REDUCE HEIGHT by 2m to ht.16m, REDUCE SPREAD by 2m from 14 to 12m, CROWN THIN by 15%, install 2 sets of Cobra flexible bracing cables between the remaining co-dominant stems. REASON: branch snapped out blocking the highway due to the weight of the branch and foliage, tree otherwise appears in good health, with no signs of decay or fungus at the base, no signs of weakness where the tree forks into two stems; crown reduce, crown thin (mainly dead and crossing branches) and cable brace to stabilise the canopy branch structure long term as overhangs pavement, road and front garden. NB - tree given as a Japanese Pagoda Tree in previous tree notice in 2010, ref DC/10/073344.

STATUS: LB of Lewisham have GRANTED approval to the proposed tree maintenance works. This Application appeared on the Planning Portal only after a decision had been taken by the Council. LMS had no concerns.



**Application Reference: DC/26/144851**

Application Address: Leegate Shopping Centre, Leegate, London, SE12

Application Proposal: Details submitted pursuant to Condition 4-Construction Environmental Management Plan of planning permission DC/22/126997 dated 1st November 2024 (amended by DC/25/140732 dated 3rd February 2026).

**STATUS:**

**NOT YET DETERMINED**

LMS can see no reason to have any concerns over the discharge of this Condition application. However, we have noted to LB of Lewisham that this application continues to show right turning construction traffic out of Leyland Road onto Eltham Road which Planning Officer Geoff Whittington had recently said had been modified to left turning only. We have asked for this to be addressed before the application is approved.

See also DC/25/141753

