
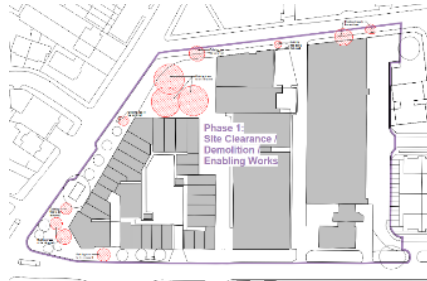

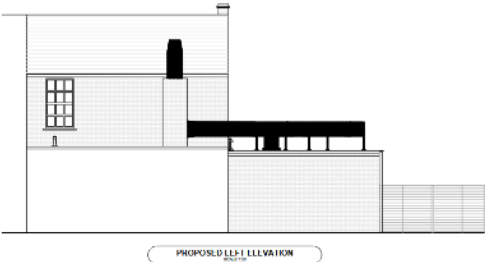



LEE MANOR CONSERVATION AREA

AUGUST / SEPTEMBER 2025 - 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/25/140315</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition 70-CIL Phasing of planning permission DC/22/126997 dated 1st November 2024</p> <p>STATUS: NOT YET DECIDED.</p> <p>Application made by London Square pursuant to the discharge of one of the Conditions of Decision Notice DC/22/126997 which contains phasing drawings for both the site clearance and Demolition Works (Phase 1) and Construction Works of the Leegate Development (Phases 2-5 for Blocks A – C and Public Realm Works respectively).</p> <p>LMS see no reason to object to these submissions.</p>	
<p>Application Reference: DC/25/140380</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition 69-Phasing Plan (Land Extents) of planning permission DC/22/126997 dated 1st November 2024</p> <p>STATUS: NOT YET DECIDED.</p> <p>This submission provides the same Site Clearance, Demolition and Construction Works Phasing Drawings as were earlier provided with Application ref DC/25/140315 (for approval of Condition 70).</p> <p>LMS have no issues with the submission.</p>	
<p>Application Reference: DC/25/140436</p> <p>Application Address: Leegate House, Burnt Ash Road, London, SE12 8RR</p> <p>Application Proposal: Retrospective Advertisement Consent for the display of one 8.5 metre high temporary banner advertisement on northern elevation.</p> <p>STATUS: This Application has been WITHDRAWN by the Applicant and the large advertisement removed.</p> <p>LMS had no concerns in principle to the proposals.</p>	

<p>Application Reference: DC/25/140450</p> <p>Application Address: 105 Manor Lane, London, SE12 8LT</p> <p>Application Proposal: Partially retrospective planning permission for the demolition and construction of a single storey rear extension, together with the installation of ventilation and extraction equipment to the rear.</p> <p>STATUS: NOT YET DECIDED</p> <p>LMS have Objected to this partially retrospective Planning Application on the basis that the proposed single storey rear extension almost certainly exceeds the 50% allowance of permitted rear garden/yard development over the area of the original rear garden as so little garden is left remaining. We have pointed out that this is not permitted <i>‘under any circumstances’</i> according to the <i>‘Alterations and extensions SPD’</i> clause 4.2.3.</p> <p>A previous Application (DC/24/136993) for <i>‘the installation of replacement ventilation and extraction system and associated works’</i> was withdrawn by the Applicant around October 2024.</p> <p>We note that revised plan drawings now accompany this Application (which modify the flat roof-top ventilation ducting) but that the changes do not affect our Objection.</p>	
<p>Application Reference: DC/25/140599</p> <p>Application Address: 32 Southbrook Road, London, SE12 8LL</p> <p>Application Proposal: Construction of a single storey extension to the rear.</p> <p>STATUS: LB of Lewisham have GRANTED Planning Permission to this rear ground floor extension.</p> <p>LMS had no issues with the proposed works.</p>	

Application Reference: DC/25/140732

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

Application Proposal: An application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) for the approval of a Minor Material Amendment to planning permission ref. DC/22/126997, as amended by s96a Non-Material Amendment dated 30 June 2025 (DC/25/140113) - 'Proposed development at Leegate Shopping Centre SE12, bounded by Burnt Ash Road, Eltham Road, Leyland Road and Carston Close, for the demolition of existing buildings, and the construction of buildings to provide a comprehensive mixed use development including residential (Use Class C3), flexible commercial floorspace (Use Class E), a community centre (Use Class F2) and a public house (Sui Generis), together with associated public realm, landscaping and highways improvements, vehicular access, car parking and servicing arrangements, cycle parking and stores, and all other ancillary works' comprising revisions to the consented scheme that includes: 59 no. additional residential units (from 561no. to 620no.); Increase in quantum of affordable housing from 36.2% to 46.3% (by habitable room); Changes to residential unit mix; Changes to massing of Blocks A, B and C, including an increase in the maximum height of Building A1 from the consented 15 storeys to 17 storeys; Reduction in residential and commercial car parking (provision of 21no residential and 1no. commercial blue badge bays); Removal of Block A basement; Relocation of the medical centre to the ground floor of Block B; Reduction in overall commercial floorspace; Revised energy strategy from individual Exhaust Air Source Heat Pumps to a Communal Air Source Heat Pump system; Variation of Planning Conditions.

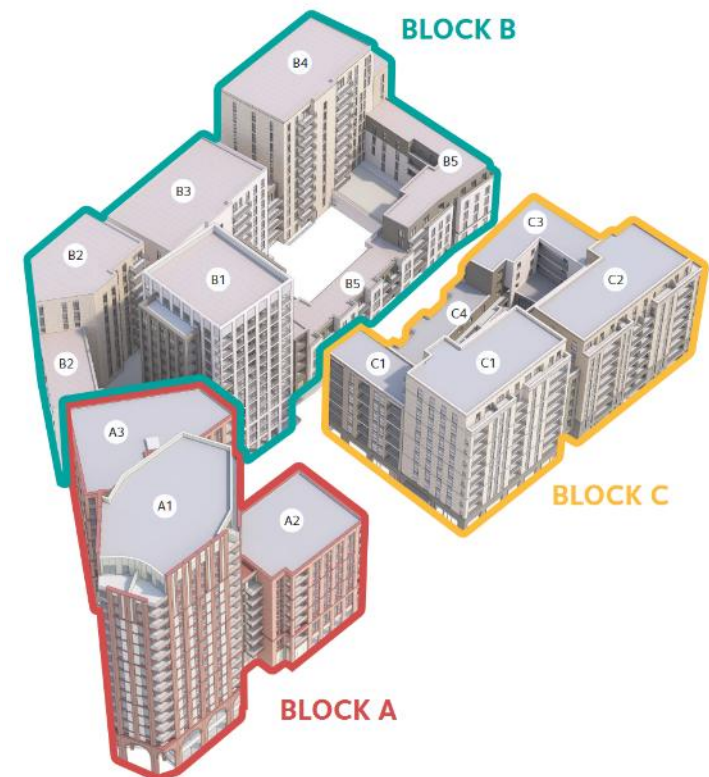
STATUS:

NOT YET DECIDED

The date for Comments to Lewisham Council on this significant Application has a deadline of 29th August 2025.

LMS have submitted a detailed Objection to Lewisham Council in relation to the proposed heights of buildings within this development which exceed the normally accepted maximum heights set out with the recently legally adopted Lewisham Local Plan in relation to this site. For this 'Minor Material Amendment (as the developer has entitled it) there are around 237 documents which have been submitted.

A public meeting has been organised for 2nd October 2025 by Lewisham Council for the developer to answer questions from interested parties.



Application Reference: DC/25/140774

Application Address: Hither Green Railway Station, Staplehurst Road, London, SE13 5NB

Application Proposal: Details submitted pursuant to Condition 1-Soft Landscaping Details of Prior Approval DC/22/128559 dated 15th March 2023 at Hither Green Railway Station.

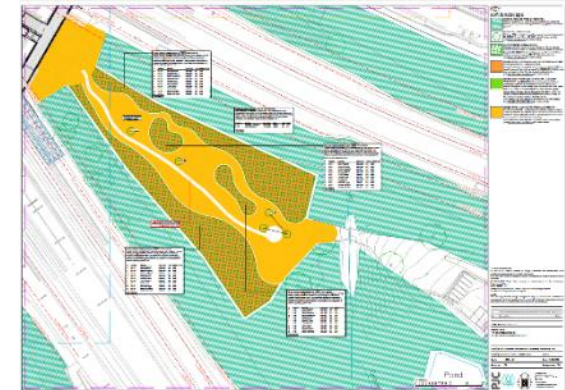
STATUS: **NOT YET DECIDED**

London Borough of Lewisham have granted **APPROVAL** to the details submitted for discharge of the Condition noted above.

The proposed landscaping works are to fulfil a Condition of the previous approved Application (noted in the title).

LMS welcomes the Nature Reserve between the two sets of tracks but doubt whether it will be made open to public use.

LMS saw no reason to object to this submission.



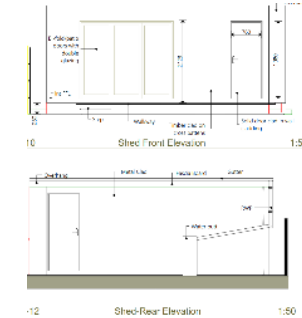
Application Reference: DC/25/140777

Application Address: 48 Manor Lane, London, SE13 5QP

Application Proposal: Application for a Lawful Development Certificate (proposed) submitted under Section 192 of the Town & Country Planning Act 1990 (as amended) Class E of Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the construction of an outbuilding at 48 Manor Lane SE13.

STATUS: LB of Lewisham have **GRANTED** Lawful Development status on the proposed rear garden outbuilding.

LMS had no issues with the proposed small outbuilding.



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 DECIDED**

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.

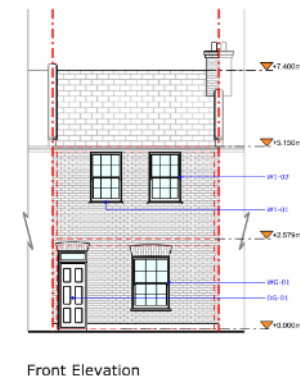


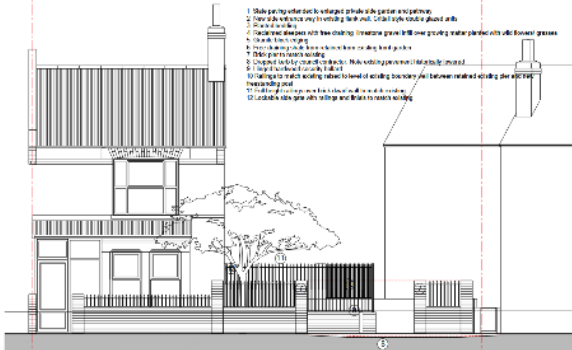
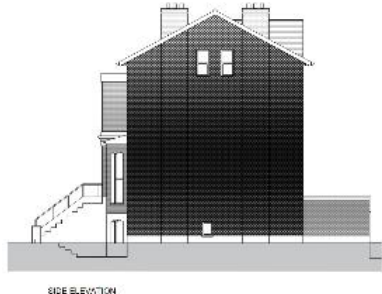

Application Reference: DC/25/140792

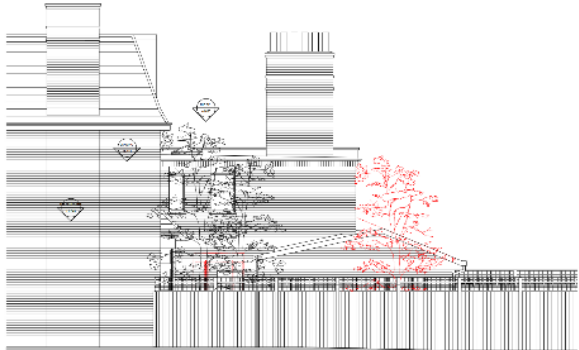

Application Address: 32 Brightfield Road, London, SE12 8QF


Application Proposal: Installation of replacement doors and windows on all elevations and replacement of front boundary picket fence.


STATUS: LB of Lewisham have **GRANTED** permission for the proposed works. LMS objected to this Application on the basis of the likelihood of the use of 'planted-on' glazing bars to the proposed front elevation windows of this property contrary to guidance given within the Lewisham Council document 'Alterations and extension – supplementary planning guidance' adopted April 2019. However, the Applicants stated to LB of Lewisham that they did not intend to use 'planted-on' glazing bars and so LMS withdrew its objection.



<p>Application Reference: DC/25/140807</p> <p>Application Address: 66 Brightfield Road, London, SE12 8QF</p> <p>Application Proposal: Creation of new access from carriageway including changes to existing boundary wall and fence; creation of off street parking space; new garden wall and fence arrangement including new glazed side access door to enlarged side garden</p> <p>STATUS: NOT YET DECIDED.</p> <p>LMS have submitted an Objection to the proposed works on the basis that the parking space is insufficient in length for a typical car parking space and that it would be a loss to the Conservation area if a rather idiosyncratic front landscaped garden area was mostly lost to parking. Additionally, that the parking space would denigrate the setting of the property to the rear.</p>	
<p>Application Reference: DC/25/140863</p> <p>Application Address: 3 Southbrook Road, London, SE12 8HL</p> <p>Application Proposal: Reconfiguration of the existing 2, two- bedroom flats to form 1, one-bedroom and 1, three-bedroom self-contained flats.</p> <p>STATUS: LB of Lewisham have GRANTED Planning Permission for this proposed house reconfiguration.</p> <p>LMS had no issues with the proposed works as they were all internal. (The works appear to be wholly internal with no external works at all proposed. On that basis LMS can see no grounds to object to the proposed works to change the current two 2-bed flats to 1 1-bed and 1 3-bed flats).</p>	
<p>Application Reference: DC/25/140884</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition (68) 'Tree Protection' of planning permission DC/22/126997 dated 1st November 2024.</p> <p>STATUS: NOT YET DECIDED</p> <p>The submission provides a drawing which shows specific trees that are to be retained around the development site being protected where they abut the proposed hoarding line. Otherwise if they are outside of the hoarding line or are to be removed then nothing is shown in relation to them.</p> <p>Whilst we can see no cause for concern here we are aware of local feelings related to the loss of around 12 mature trees around the Leegate development site including all four trees along the western side of Leyland Road.</p>	

<p>Application Reference: DC/25/140894</p> <p>Application Address: 7 Micheldever Road, London, SE12 8LX</p> <p>Application Proposal: Demolition of existing rear single storey lean-to extension and the construction of replacement rear extension incorporating a courtyard.</p> <p>STATUS: NOT YET DECIDED</p> <p>This is a slightly idiosyncratic rear extension moving the proposed single storey extension away from the rear main building wall and creating a small courtyard in the process. The proposed works largely preserve the existing building form and massing and the relationship with the neighbouring property has been well considered. All-in-all LMS should have no concerns.</p>	
<p>Application Reference: DC/25/141107</p> <p>Application Address: 122 Manor Lane, London, SE12 8LR</p> <p>Application Proposal: REAR: ONE Contorted Weeping Willow tree (T1) CROWN REDUCTION Ht by 3m from 9m to 6m, SPREAD by 2m from 7m to 5m. CROWN THIN by 25% REASON: Reduction on all laterals and verticals, back to appropriate growth points, as part of regular maintenance.</p> <p>STATUS: LB of Lewisham have RAISED NO OBJECTION to the proposed works. LMS had no issues with the proposed works.</p>	

<p>Application Reference: DC/25/141205</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: An application submitted under Section 96a of the Town & Country Planning Act 1990 for a non-material in connection with the planning permission (DC/22/126997) dated 1 November 2024 dated, to amend the wording for Condition (62)(a) 'Waste Water'.</p> <p>STATUS: LB of Lewisham have ACCEPTED that the proposed change to Condition 62a of the above noted works are non-material and have therefore granted the proposed change to include the words '<i>other than demolition and ...</i>'. LMS had no issues with the proposed works as a result of LBL's approval of DC/25/140479 (which deals with a similar matter of excluding demolition works from the Condition text). However, on 15th September 2025 there were no documents uploaded on the planning portal that could be reviewed by LMS for this application but that on 22nd September 2025 Lewisham Council issued their Decision Notice ACCEPTING the proposed change. This gave LMS no real prospect of reviewing the application. LMS have complained to LBL and reminded them of their legal obligation to make such applications available to interested third parties.</p>	
<p>Application Reference: DC/25/141239</p> <p>Application Address: 32 Micheldever Road, London, SE12 8LX</p> <p>Application Proposal: REAR: ONE Russian Olive tree (T1) CROWN REDUCTION Ht by 2m from 10m to 8m, Spread by 2m from 7m to 5m. CROWN LIFT to 5m above ground level. REASON: Excessive shading in the garden and starting to interfere with neighbour's plants.</p> <p>STATUS: LB of Lewisham have issued a 'RAISE NO OBJECTION' to the proposed works. LMS had no issues with the proposed works which were to an individual relatively mature rear garden tree that is proposed to be subjected only to general maintenance works and as such we saw no reason to object. (LMS were unable to review this submission on the basis that LB of Lewisham failed to upload the associated documents within a reasonable time to allow interested parties to review the proposed works. Documents were unavailable for review on 15th September 2025 but the application was determined on 22nd September 2025 giving LMS no real prospect of reviewing the application). LMS have complained to LBL and reminded them of their legal obligation to make applications fully available for review to interested third parties).</p>	

<p>Application Reference: DC/25/141240</p> <p>Application Address: 106 Burnt Ash Road, London, SE12 8PU</p> <p>Application Proposal: FRONT: ONE Sycamore tree CROWN REDUCTION Ht by 4m from 15m to 11m. Spread by 3m from 7m to 4m.</p> <p>STATUS: LB of Lewisham have issued a ‘RAISE NO OBJECTION’ to the proposed works. LMS had no issues with the proposed works which were to a significant front garden tree but the works proposed are only for general maintenance which we saw no reason to object to. (LMS were unable to review this submission on the basis that LB of Lewisham failed to upload the associated documents within a reasonable time to allow interested parties to review the proposed works. Documents were unavailable for review on 15th September 2025 but the application was determined on 22nd September 2025 giving LMS no real prospect of reviewing the application). LMS have complained to LBL and reminded them of their legal obligation to make applications fully available for review to interested third parties).</p>	
<p>Application Reference: DC/25/141356</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition 55-Site Waste Management and Circular Economy of planning permission DC/22/126997 dated 1st November 2024</p> <p>STATUS: NOT YET DECIDED. A ‘Monitoring and Reporting Strategy for Circular Economy Commitments’ has been submitted dated (around) May 2022. The various detailed statements made appear overall to be reasonable and we can see no reason to object. One matter that could be worth commenting on is that only passing mention is made as to the possible finding of asbestos and other hazardous materials within the demolition stage of works and that these materials could have been better dealt with within this document.</p>	

Application Reference: DC/25/141379

Application Address: 13 Effingham Road, London, SE12 8NZ

Application Proposal: REAR: ONE Pear tree (T1) Ht 10m Fell to ground level.

REASON: Tree showing signs of dieback in canopy & two large limbs failed this year. Large cavity in base suggesting a fungal pathogen targeting the roots. The weakened structure & failing limbs make it a high risk.

Although a crown reduction will help keep green cover it will not be a good long term solution given the poor physiological and structural state. Work undertaken to prevent any health & safety issues in the future. Another pear will be planted as a replacement.

STATUS: **NOT YET DECIDED.**

This is an individual tree within an area of many rear garden trees and its loss will be relatively unnoticed. We can see no reason to object.

