

LEE MANOR CONSERVATION AREA

AUGUST 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

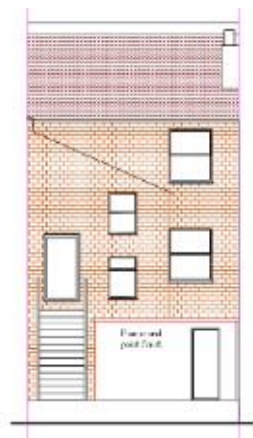
LMS have generally reviewed the proposed Logistics Plan and could not see anything that gave us particular cause for concern other than the fact that no aspect of the ‘phasing’ of works appears to have been taken account of. Otherwise some construction traffic is shown exiting from Leyland Road onto 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.

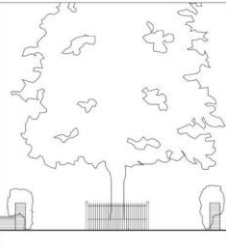
See also DC/26/144111 below which may possibly supercede this Application.

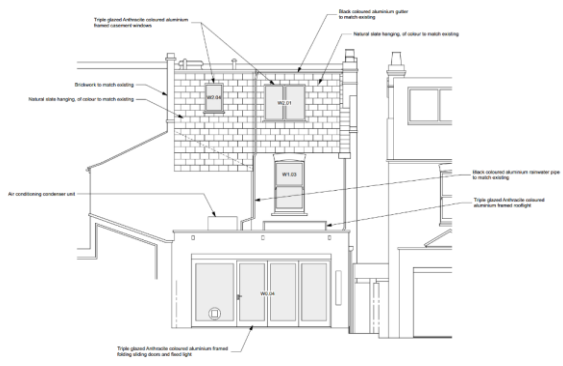
THIS APPLICATION HAS NOW BEEN SUBMITTED FOR OVER 1 YEAR.



Application Reference: DC/26/142589 Application Address: 88 Woodyates Road, London, SE12 9JH Application Proposal: Change of use of nursery (Use Class E(f)) to children's residential home for up to 4 children (Use Class C2), together with bike and bins stores and all associated works. STATUS: LB of Lewisham has REFUSED approval to this planning application proposal for a change of use from existing nursery to a children's residential home. The reasons stated for the Refusal are: <i>'Insufficient evidence has been submitted to demonstrate that the proposed change of use to a children's residential home (Use Class C2) would meet an identified local need for supported and specialised accommodation and insufficient information has been provided regarding the intended service offer, operational and referral arrangements and the needs of intended occupiers, contrary to Policy H12 of the London Plan (2021) and Policy HO6 of the Lewisham Local Plan (2025)'.</i> See application DC/26/143164 below for a very similar application type which was Granted by LB of Lewisham. We can only assume that the technical requirements of this submission were insufficient for the Council's needs to determine this application in the same way as the application noted below has been determined. This could indicate that the Applicant may make a re-submission of this application once those issues have been addressed by them.	
Application Reference: DC/26/142792 Application Address: 40 Old Road, London, SE13 5SR 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). STATUS: NOT YET DETERMINED – AWAITING DECISION This property is adjacent to and just outside of the north-eastern extremity of the boundary of the CA. The proposed retrospective application appears to make no material changes to the fabric of the existing residential building and therefore LMS has no concerns in relation to this submission.	

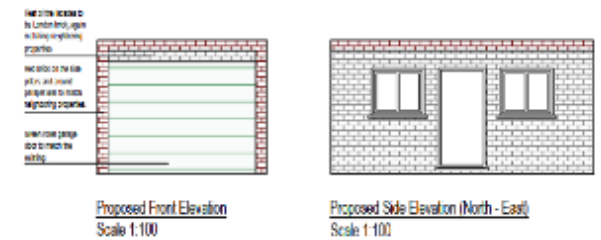
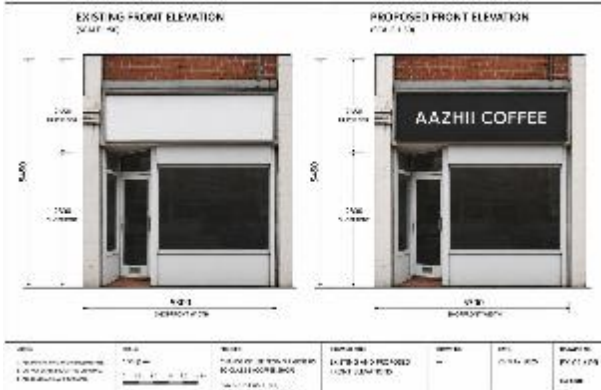
Application Reference: DC/26/143164 Application Address: 67 St Mildreds Road, London, SE12 0RE Application Proposal: Change of use of the existing dwelling house (Use Class C3(a) into a children's care home (Use Class C2), the construction of a single-storey extension to the rear, together with the provision bike and bin storage in the front. STATUS: LB of Lewisham has GRANTED approval to this planning application proposal for a change of use from residential to a childrens care home. This can be compared to DC/26/142589 above which was Refused for a very similar proposal. LMS did not previously review or comment on these proposals.	
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.	
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.	

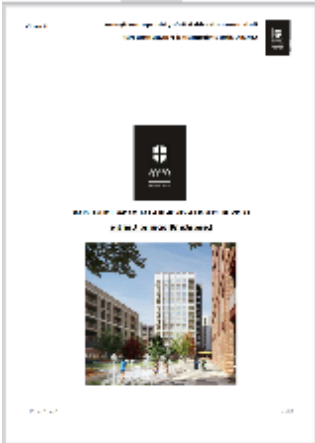
Application Reference: DC/26/143980 Application Address: 2-4 Brightfield Road, London, SE12 8QF Application Proposal: The change of use from a beauty salon (Use Class Sui Generis) to a flexible commercial, business, and service use (Use Class E). STATUS: NOT YET DETERMINED The change of use proposal 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.	
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/26/144147 Application Address: 106 Burnt Ash Road, London, SE12 8PU Application Proposal: Retrospective Planning Permission for the replacement of the front boundary wall with metal railings. STATUS: LB of Lewisham has REFUSED this retrospective application for the replacement of the existing low level front boundary wall with black painted metal railings. LMS had objected to the proposed works 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.	

Application Reference: DC/26/144287 Application Address: 12 Manor Lane, London, SE13 5QP Application Proposal: Construction of an additional roof extension on the outrigger roofslope, replacement of the artificial slate with natural slate, repositioning a front rooflight, installation of a flat roof light, replacement of the Juliet balcony and extension doors with aluminium windows and doors, installation of an AC unit, replacement of uPVC rainwater goods with aluminium and all associated works. STATUS: NOT YET DETERMINED 1. This application sets out a good number of perfectly reasonable works to upgrade this property. However, together with the existing rear roof slope extension which is not set back from the eaves of the existing rear roofslope, the proposal to construct a new second floor roof extension over and above the existing outrigger roof means that the entirety of the character of the rear of this building will be overwhelmed by this development. 2. We note that 2 Manor Lane has already been extended in a similar manner to that proposed here (over the rear outrigger roof), but that of the remaining outrigger rear roofs in the row of houses within which no. 12 is set, all remain in their original form between nos 4 to 44 other than no. 2. 3. LMS have objected to these proposals on the basis of the guidance given within the A+E SPD for rear roofslope developments for buildings within conservation areas.	
Application Reference: DC/26/144290 Application Address: Former Garages, 1-13 Carston Close, London SE12 8DX Application Proposal: 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. STATUS: NOT YET DETERMINED 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.	

Application Reference: DC/26/144306 Application Address: Garages at land on western side of Millbank Way, London, SE12 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 STATUS: LB of Lewisham have GRANTED this Condition submission. The application relates to a submission for discharge of a variety of Conditions emanating out of the approval in Feb 2025 of application DC/23/133105. LMS saw no reason to have any concerns with the submission although the construction process will affect local residents.	
Application Reference: DC/26/144313 Application Address: 106C Burnt Ash Road, London SE12 8PU Application Proposal: Retrospective application for the replacement of timber sash windows with uPVC sliding sash windows to the front elevation. STATUS: LB of Lewisham has REFUSED approval to this retrospective planning application for replacement uPVC windows to the front elevation of this property at first floor level. LMS had objected to these proposals for uPVC windows facing the public highway.	

Application Reference: DC/26/144332 Application Address: 136 Manor Lane, London, SE12 8LR Application Proposal: Construction of a single-storey rear extension. STATUS: LB of Lewisham has PERMITTED the proposed ground floor rear extension works. LMS had no concerns with the proposed works. 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: LB of Lewisham has GRANTED this application for the replacement of roofing and ancillary works. LMS had objected to the proposed use of fibre cement roof tiles and this was modified by the Applicant to 'natural slate' tiled roof which is acceptable.	
Application Reference: DC/26/144436 Application Address: Mayfields Hostel, 47 Burnt Ash Hill SE12. Application Proposal: Details submitted pursuant to Condition 14-Surface Water of planning permission DC/23/132184 dated 1st February 2024. STATUS: NOT YET DETERMINED 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.	

Application Reference: DC/26/144484 Application Address: 64 Manor Lane, London, SE13 5QP Application Proposal: Demolition of existing garage and construction of single storey garage. STATUS: NOT YET DETERMINED 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.	 Proposed Front Elevation Scale 1:100 Proposed Side Elevation (North-East) Scale 1:100
Application Reference: DC/26/144597 Application Address: 35A Burnt Ash Hill, London, SE12 OAE 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 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.	 EXISTING FRONT ELEVATION Scale 1:100 PROPOSED FRONT ELEVATION Scale 1:100
Application Reference: DC/26/144759 Application Address: 33 Micheldever Road, London, SE12 8LX Application Proposal: ONE Holm Oak (T1) CROWN REDUCE HEIGHT by 1m from 8m to 7m, LATERALS by 1m from 5m to 4m on all compass points. Remove as much dead rose growth from within the crown as possible, retaining any live rose. The crown reduction will keep the tree in proportion to its position, reduce end-weight on the lateral limbs and maintain a balanced, natural shape while retaining the tree as an amenity feature. STATUS: LB of Lewisham has RAISED NO OBJECTION to the proposed tree maintenance and pruning works. Yet again this application did not appear on the Planning Portal until it was determined as approved by the Council. LMS had no opportunity to review these works but would not have objected.	

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	
Application Reference: DC/26/144911 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE Application Proposal: Details submitted pursuant to Condition 13-Hard Landscaping of planning permission DC/23/132184 dated 1st February 2024. STATUS: NOT YET DETERMINED This application sets out the hard landscaping proposals surrounding the Mayfields Hostel site further to the approval of the proposed residential works. LMS sees no reason to comment on these proposals.	
Application Reference: DC/26/144912 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 OAE Application Proposal: Details submitted pursuant to Condition 12 - Soft Landscaping: Native and Wildlife-Friendly Species of planning permission DC/23/132184 dated 1st February 2024. STATUS: NOT YET DETERMINED This application sets out the soft landscaping proposals surrounding the Mayfields Hostel site further to the approval of the proposed residential works. LMS sees no reason to comment on these proposals.	

Application Reference: DC/26/145124

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

Application Proposal: Details submitted pursuant to Condition 17-Wheelchair Units of planning permission DC/23/132184 dated 1st February 2024.

STATUS:

NOT YET DETERMINED

This application for discharge of a Condition of the previously approved application (as noted above) provides a variety of proposed flat formats and shows the accessibility of each apartment in terms of their dimensional layouts. LMS sees no reason to object to this submission.

