LEE MANOR CONSERVATION AREA

OCTOBER 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/26/142792** 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: LB of Lewisham have **GRANTED** approval for the proposed works. 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 had no concerns.	

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/26/144111

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 entirely of these documents but do not consider there to be any reasons to object to this submission.

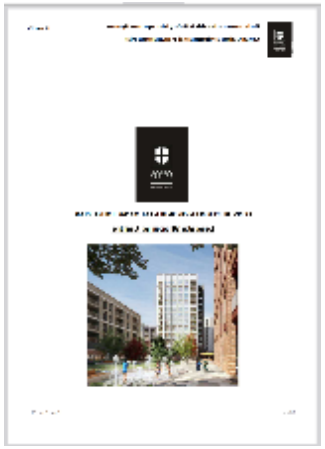
Application Reference: DC/26/144290

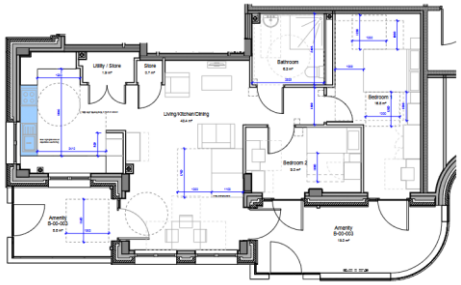
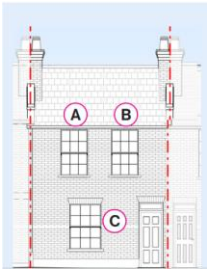
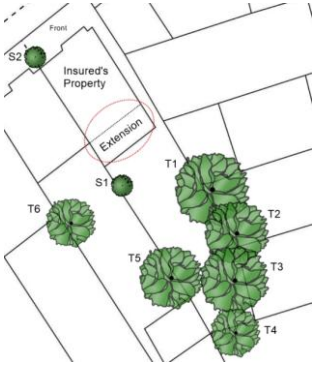
Application Address: Former Garages, 1-13 Carston Close, London SE12 8DX

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.

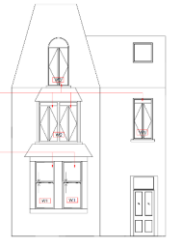
STATUS: **NOT YET DETERMINED**

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.

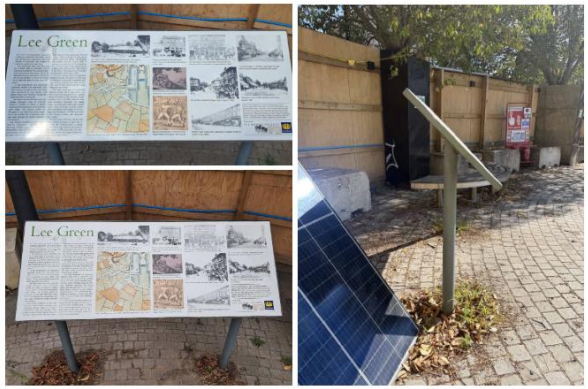
Application Reference: DC/26/144436 Application Address: Mayfields Hostel, 47 Burnt Ash Hill SE12. Application Proposal: Details submitted pursuant to Condition 14-Surface Water of planning permission DC/23/132184 dated 1st February 2024. STATUS: **NOT YET DETERMINED** This application relates to a submission 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/26/144544 Application Address: 59 Micheldever Road, London, SE12 8LU Application Proposal: Installation of an air conditioning unit to the rear of the property. STATUS: LB of Lewisham have **GRANTED** approval for the proposed works. The proposal is for a new air conditioning unit to be installed on the flat roof of an existing rear single storey extension building. LMS saw no reason to object to this submission as it does not affect the visual amenity of the Lee Manor Conservation Area.	
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 Whitington 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/26/145124 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.	
Application Reference: DC/26/145243 Application Address: 30 Brightfield Road, London, SE12 8QF Application Proposal: Installation of replacement timber sash windows at the front and rear elevations. STATUS: **NOT YET DETERMINED** The proposed windows show the use of 'planted-on' glazing bars to create the division of the upper and lower sashes and such means has no proven durability of the glue used for this purpose. LMS have as a result logged a simple objection on that basis but do not expect LB of Lewisham to take any notice.	
Application Reference: DC/26/145332 Application Address: 52 Manor Lane, London, SE13 5QP Application Proposal: REAR: ONE Lime tree (T1) Ht 10m FELL close to ground level. Do not treat stump due to translocation risk. REASON: The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level & provide long term stability to 56 Kellerton Rd. STATUS: LB of Lewisham has **RAISED NO OBJECTION** to the proposed tree felling works but has issued a request for further survey works prior to felling (see above).	

Application Reference:	**DC/26/145356**	
Application Address:	Leegate Shopping Centre, Leegate, London, SE12	
Application Proposal:	Details submitted pursuant to Condition 49 (Air Source Heat Pump) of planning permission DC/22/126997 dated 01 November 2024 (amended by s73 DC/25/140732 dated 03 February 2026) at Leegate Shopping Centre, Leegate SE12.	
STATUS:	LB of Lewisham have **GRANTED** approval of this Condition discharge application. LMS did not comment on the proposed Condition submission.	
Application Reference:	**DC/26/145357**	
Application Address:	Leegate Shopping Centre, Leegate, London, SE12	
Application Proposal:	Details submitted pursuant to Condition 72 (Floodplain Storage Mitigation) of planning permission DC/22/126997 dated 01 November 2024 (amended by s73 DC/25/140732 dated 03 February 2026) at Leegate Shopping Centre, Leegate SE12.	
STATUS:	LB of Lewisham have **GRANTED** approval of this Condition discharge application. LMS did not comment on the proposed Condition submission.	
Application Reference:	**DC/26/145360**	
Application Address:	Leegate Shopping Centre, Leegate, London, SE12	
Application Proposal:	Details submitted pursuant to Condition 7-part a (Ground Contamination) of planning permission DC/22/126997 dated 01 November 2024 (amended by s73 DC/25/140732 dated 03 February 2026) at Leegate Shopping Centre, Leegate SE12.	
STATUS:	LB of Lewisham have **GRANTED** approval of this Condition discharge application. LMS did not comment on the proposed Condition submission.	

Application Reference: **DC/26/145394** Application Address: 51 Southbrook Road, London, SE12 8LJ Application Proposal: REAR: TWO Hawthorn (T1,T2) (ht.5m) FELL. REAR: ONE Leylandii (T3) (ht.3m) FELL. REAR: ONE Hazel Coppice (T4) (ht.4m) FELL. REAR: ONE Apple (T6) (ht.5m) FELL. REASON: The resident is undergoing an extensive garden re-design. REPLANTING PROPOSAL: replace with 13 new trees: 3x Crab apple 'Red Sentinel' 1x Multi-stem Silver Birch, 3x Acer palmatum 'Sango-kaku', 1x Fig tree, 3x Olive tree, 1x Pleached apple tree, 1x Magnolia stellata. STATUS: LB of Lewisham have **RAISED NO OBJECTION** to the proposed tree felling and replacement works. LMS issued a 'neutral' response to this application asking that further details of the proposed replacement trees be submitted. LB of Lewisham have not conditioned this request and have thanked the Applicant saying '*the 13x replacement trees are hugely appreciated for amenity, wildlife, wellbeing, shade to reduce increasingly high summer temperatures due to climate change and to reinforce the adjacent railside linear green infrastructure*'.	
Application Reference: DC/26/145427 Application Address: 49 Micheldever Road, London, SE12 8LU Application Proposal: Installation of replacement timber double-glazed windows to front elevation, uPVC windows and a door to the side elevation and uPVC windows to the rear elevation STATUS: **NOT YET DETERMINED** This submission lacks a good deal of information related to the proposed replacement windows. LMS have objected as a result.	

Application Reference: DC/26/145485 Application Address: 81 Micheldever Road, London, SE12 8LU Application Proposal: FRONT: ONE dead Cherry (T1) FELL. Reason: safety, the tree is over hanging a public footpath which has heavy foot fall as the school is near by. Duty to replace applies. FRONT: ONE Eucalyptus (T2)(ht.11m, s.4m) CROWN REDUCE HEIGHT by 2.5m to ht.8.5m, LATERAL REDUCE SPREAD by 1m from 4m to 3m. Reason: to manage the tree within the front garden Back garden. REAR: ONE dead Mimosa (T3) FELL. Reason: the tree has died. Duty to replace applies. STATUS: LB of Lewisham have **RAISED NO OBJECTION** to the proposed tree works and have noted the duty to replace applies to trees being felled. LMS saw no reason to challenge this application and so will not object to the proposed tree works on the basis that a duty to replace applies.	
Application Reference: DC/26/145815 Application Address: 13 Effingham Road, London, SE12 8NZ Application Proposal: REAR: ONE Golden rain tree (T1) CROWN REDUCTION Ht by 2m from 10m to 8m Spread by 2m from 7m to 5m. REASON: the upper and outer crown carries a significant amount of dieback, with dead and declining shoots evident across much of the canopy, indicating a loss of vitality in the outer crown. The dead material is retained over the garden, where it presents a foreseeable risk of shedding onto an area in regular use. The proposed works take the crown back to live growth, removing the dead and declining wood and reducing end-weight on the weakened outer branches. ONE Strawberry tree (T2) Ht 6m FELL to ground level. REASON: Retain the basal sucker to regrow as a replacement. A strawberry tree (Arbutus unedo) in the rear garden, in poor structural condition. The crown has become congested and tangled with the adjoining plum, with crossing, rubbing and declining stems and a dense mass of weak growth. The crown has a lot of dieback and the remainder is in decline. Felling is proposed to remove the failing main stems, while a vigorous sucker at the base is to be retained and allowed to grow on as the replacement. ONE Plum tree (T3) LATERAL REDUCTION by 2m from 7m to 5m. REASON: mature multi-stemmed plum in the rear garden. The stems lean and the lateral branches have extended and become heavily end-weighted, placing increased leverage on the unions and the main stems. Reducing the weight-loaded	

	laterals shortens these levers and reduces the risk of branch or stem failure, while retaining the tree's form and its contribution to the garden. STATUS: **NOT YET DETERMINED** There are currently no documents associated with this application.	
Application Reference: DC/26/145882 Application Address: Application Proposal: STATUS:	Leegate Shopping Centre, Leegate, London, SE12 Details submitted pursuant to Condition 75-Display Boards of planning permission DC/22/126997 dated 1st November 2024 (amended by DC/25/140732 dated 3rd February 2026). **NOT YET DETERMINED** This Condition discharge submission relates to the proposed relocation of the existing History Board currently positioned on the Lee Green crossroads paved area on Burnt Ash/Eltham Road side. The proposal is to relocate the Board slightly eastwards with the Board facing south-westwards rather than southwards as it currently does. LMS to determine their position.	
Application Reference: DC/26/145878 Application Address: Application Proposal: STATUS:	Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE Details submitted pursuant to Condition 36-Overheating Mitigation of planning permission DC/23/132184 dated 1st February 2024. **NOT YET DETERMINED** This Condition discharge submission shows mitigation (both passive and active) measures against rooms within the proposed development overheating as a result of natural conditions. As such LMS should have no concerns as the proposals do not affect the aesthetic of the approved works.	

Application Reference: DC/26/145877 Application Address: Leegate Shopping Centre, Leegate, London, SE12 Application Proposal: An application submitted under Section 96a of the Town & Country Planning Act 1990 for a Non-Material Amendment in connection with the planning permission (DC/22/126997) dated 01 November 2024, as amended by s96a Non-Material Amendment (DC/25/140113) dated 30 June 2025, and subsequent s73 Minor Material Amendment (DC/25/140732) dated 03 February 2026, in order to allow an amendment to the wording of Condition (42) 'Architectural Details' at Former Leegate Shopping Centre, Leegate SE12. STATUS: **NOT YET DETERMINED** **Lee Manor Society comments:** **1.** The application states that the architects feel that 1:20 junction details are sufficient to discharge this Condition when such drawings are 'viewed digitally'. This presumably means that they feel that such details can be zoomed in upon to show the extent of detail that is required. **2.** LMS to determine their position.	
Application Reference: DC/26/145398 Application Address: Mayfields Hostel, 47 Burnt Ash Hill, London, SE12 0AE Application Proposal: An application submitted under Section 96a of the Town & Country Planning Act 1990 for a non-material amendment in connection with the planning permission DC/23/132184 granted on 1st February 2024 for the demolition of the existing building and construction of 3 blocks ranging between 3 - 6 storeys to provide 64 self-contained units incorporating balconies, with private and communal amenity space, 6 disabled parking, cycling spaces, associated landscaping and ancillary works at Mayfield Hostel 47 Burnt Ash Hill SE12 in order to: Divide the M4(3) dwellings into 4 x M4(3)a dwellings and 4 x M4(3)b dwellings. Make internal and external alterations as a result of detailed design process. STATUS: **NOT YET DETERMINED** **Lee Manor Society comments:** **1.** There are currently no documents associated with this Section 96A application which proposes changes to the approved Planning submission works. Until LMS can see exactly what the proposed changes are we cannot currently comment, albeit it is unlikely that such changes would be of concern.	