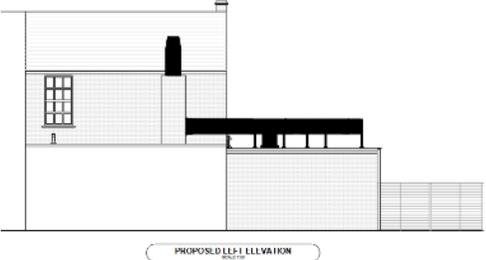


LEE MANOR CONSERVATION AREA

NOVEMBER 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/25/140450</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: LB of Lewisham have GRANTED retrospective Planning Approval for these works. LMS objected to this retrospective Planning Application on the basis that the proposed single storey rear extension almost certainly exceeded 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 pointed out to LB of Lewisham that this is not permitted ‘under any circumstances’ according to the ‘Alterations and extensions SPD’ clause 4.2.3. This issue was not however addressed in the ‘Delegated Report’ provided by the Planning Officer and issued with the Decision Notice.</p> <p><i>A previous Application (DC/24/136993) for ‘the installation of replacement ventilation and extraction system and associated works’ was withdrawn by the Applicant around October 2024.</i></p> <p><i>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.</i></p>	 <p>PROPOSED REAR ELEVATION</p>
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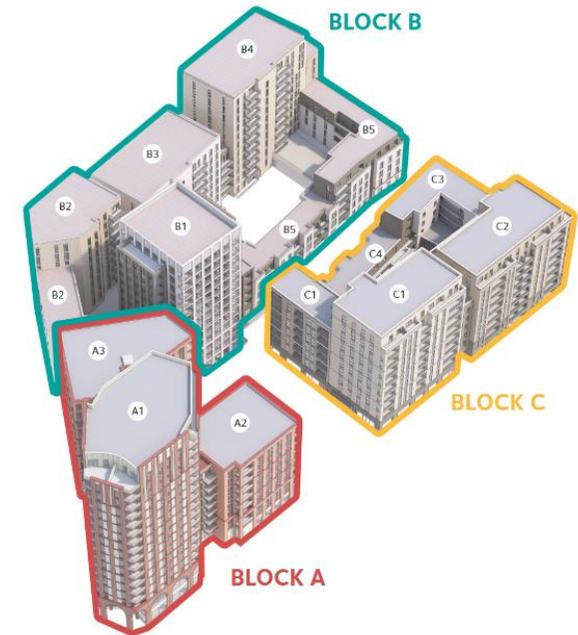
Application Reference: DC/25/140732

Application Address: Leigate Shopping Centre, Leigate, 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 Leigate 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** – Lewisham’s Planning Committee approved this application on 18th November 2025 but it has not yet been formally approved – this is likely to take place once a ‘Section 106 Agreement’ has been entered into between LB of Lewisham and the Applicants London Square, a draft of which appears to be available on the Planning Portal for this application

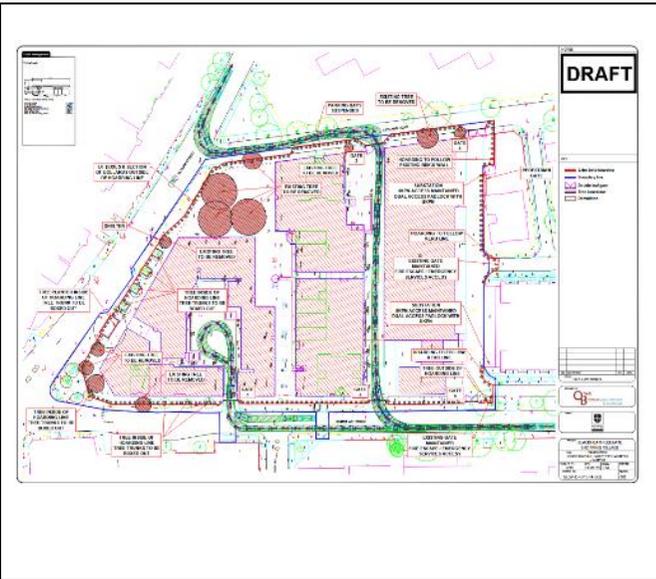
LMS submitted a detailed Objection to Lewisham Council in relation to the proposed heights of buildings within this development which exceed the normally accepted maximum heights set out with the recently legally adopted Lewisham Local Plan in relation to this site. For this ‘Minor Material Amendment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



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/25/140884

Application Address: Leegate Shopping Centre, Leegate, London, SE12
Application Proposal: Details submitted pursuant to Condition (68) 'Tree Protection' of planning permission DC/22/126997 dated 1st November 2024.

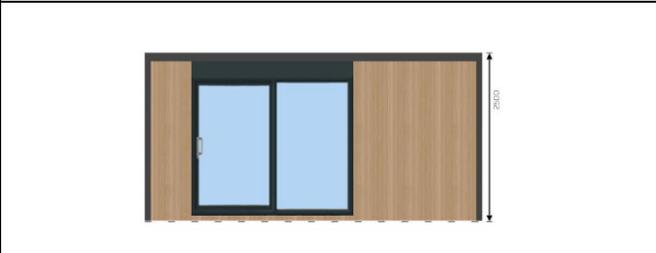
STATUS: NOT YET DECIDED
The submission provides a drawing which shows specific trees that are to be retained around the development site being protected where they abut the proposed hoarding line. Otherwise if they are outside of the hoarding line or are to be removed then nothing is shown in relation to them.
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.



Application Reference: DC/25/141173

Application Address: 46 Southbrook Road, London, SE12 8LL
Application Proposal: Construction of an outbuilding in the rear garden.
STATUS: NOT YET DECIDED.

A smallish rear garden flat roofed garden room proposal.
LMS can see no reason to object to this proposal.



Application Reference: DC/25/141307

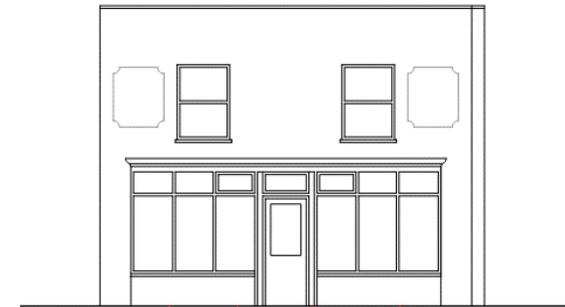
Application Address: 2 Brightfield Road, London, SE12 8QF

Application Proposal: The change of use, alteration and conversion of ground and first floors into a self-contained studio flat and a one bedroom self-contained flat (C3 Use), together with the formation of a rear roof terrace with balustrade around and all associated works.

STATUS:

NOT YET DECIDED.

1. The current property is 'Aroma Beauty Rooms' which have appeared unused for the last 12 months or so. The property has deteriorated in that time and has been subjected to some graffiti. The property sits at the extreme end of the Conservation Area adjoining Lee High Road and backing onto the River Quaggy. The rear of the property is over-viewed by an access way into the rear of the Duke of Edinburgh Public House and is largely screened by a short row of trees.
2. The neighbouring property number 4 Brightfield Road was Refused Planning Permission in August 2022 for a change of use to a one bedroom self-contained flat (C3 Use). The reasons given for the Refusal were generally technical in nature.
3. The proposals do not directly affect the front elevation of the property onto Brightfield Road although it is assumed there will be some changes because of the sign-writing and signage on the property advertising its current use as a beauty parlour. Proposed changes to the side and rear of the property are minimal and largely unseen due the existing trees that border onto the neighboring Public House.
4. Overall LMS see no reason to object to the proposals and have issued a supporting statement to LB of Lewisham.



Application Reference: DC/25/141349

Application Address: 24 Manor Lane, London, SE13 5QP

Application Proposal: Installation of replacement timber double-glazed sash windows to front elevation and replacement casement uPVC double-glazed windows and doors to the rear elevation

STATUS: LB of Lewisham have **GRANTED** approval to the proposed works.

The proposals appear to be the replacement of all front elevation windows and entrance door with timber painted double glazed windows and frames, along with replacement of all rear windows and doors with uPVC windows, doors and frames. No 'planted-on' glazing bars are proposed.

On the basis that all rear windows will be unseen from within the Conservation Area LMS see no reason to object to the uPVC proposals at the rear of the property.



Application Reference: DC/25/141356

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

Application Proposal: Details submitted pursuant to Condition 55-Site Waste Management and Circular Economy of planning permission DC/22/126997 dated 1st November 2024

STATUS: LB of Lewisham have **GRANTED** approval to the Condition submitted for discharge in relation to DC/22/126997.

LMS had no particular issues with the proposed works.

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 LMS 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.

Application Reference: DC/25/141440

Application Address: 140 Manor Lane, London, SE12 8LR

Application Proposal: Details submitted pursuant to Condition 13-Replacement Trees of planning permission DC/25/140111 dated 30th June 2025

STATUS: LB of Lewisham have **GRANTED** approval of this submission for discharge of a Planning Condition associated with the approval of DC/24/140111.
The Application comprises of a 'Tree Replacement and Mitigation Strategy Report' which makes recommendations on the types of new trees to be planted (following removal of existing trees). The report is detailed and LMS sees no reason to question its proposals.

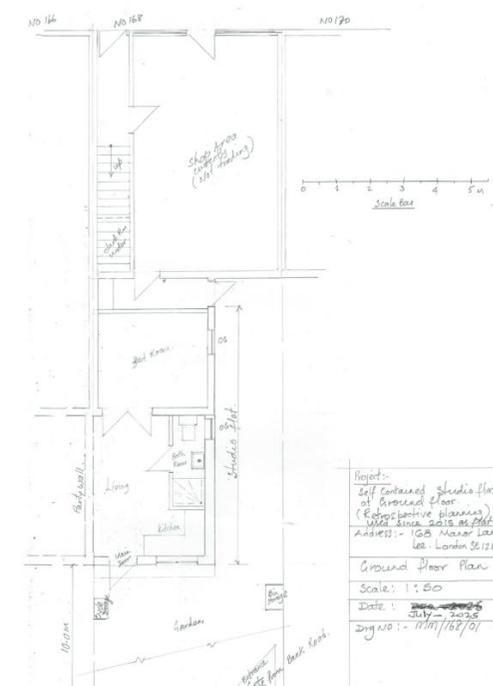
Application Reference: DC/25/141751

Application Address: 168 Manor Lane, London, SE12 8LP

Application Proposal: Application for a Lawful Development Certificate (Existing) submitted under Section 191 of the Town & Country Planning Act 1990 (as amended) for the use of part of the ground floor at 168 Manor Lane SE12 as a self-contained studio flat.

STATUS: NOT YET DECIDED.

1. A previous application (DC/24/134373) for the 'established use of part of the ground floor of 168 Manor Lane, SE12 as a studio flat (1b1p)' was refused by LBL on 27th February 2024 on the basis that the Applicants were unable to prove 'on the balance of probability' that the rear of the ground floor of the property had been in use as a residential studio flat (Use Class C3) for a continuous period of 4 years from the date of the application. A previous submission (for an approved 2-storey rear extension in 2014) had shown two ground floor rooms at the rear as being a Store and an Office for use with the Retail facility.
2. LMS notes that this property is currently showing a 'For Sale' sign on its front public wall.
3. The submitted drawing for this new Lawful Development Certificate application indicates that this appears to be a 'retrospective' application and that the self-contained ground floor studio flat has been in use as such since 2015.
4. The ground floor studio flat does not have a self-contained entrance from Manor Lane but could only be accessed from the front through the existing shop (which is currently not trading since the death of its proprietor around 3 years ago). It is shown however as having rear access from the rear garden



<p>which is accessible down an un-adopted small access road that runs behind numbers 162 – 178 Manor Lane and which is accessible only from Fernbrook Road.</p> <p>5. The new Application provides only a ground floor plan and a Location Plan. It does not provide any evidence by the Applicant for a continued use of at least 4-years as residential. On this basis the application appears no different in principle from that made in 2024 which was refused.</p> <p>6. LMS has determined not to object to the proposed change to a self-contained rear studio flat on the basis that the works do not in any way directly affect the Conservation Area.</p>	
<p>Application Reference: DC/25/141753</p> <p>Application Address: Leegate Shopping Centre, Leegate, London, SE12</p> <p>Application Proposal: Details submitted pursuant to Condition 4-Construction Environment Management Plan of planning permission DC/22/126997 dated 1st November 2024.</p> <p>STATUS: NOT YET DECIDED.</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 1st 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>	

Application Reference: DC/25/141782

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

Application Proposal: Details submitted pursuant to Condition 6 (Dust management plan) of planning permission DC/22/126997 dated on 1 November 2022.

STATUS: LB of Lewisham have **GRANTED** approval to the discharge of Condition 6 of DC/22/126997.
A 'Dust Management Plan' has been submitted to discharge Condition 6 of the previously approved Leegate development submission ref DC/22/126997 as approved 1st November 2024. The report highlights the significant concerns of dust within this heavily built-up area that will be produced as a part of the demolition and construction works and proposes means of reducing the issues which could arise as a result.
LMS sees no reason to challenge this submission albeit we know that there will be dust and dirt created as a part of the development.

Application Reference: DC/25/141803

Application Address: 58 Burnt Ash Road, London, SE12 8PY

Application Proposal: FRONT: ONE Magnolia tree (T1) CROWN REDUCTION Ht by 2m from 9m to 7m spread by 2m from 9m to 7m. Pruning to suitable points and maintaining natural aesthetic.

REASON: To bring back to form & improve light conditions for owner & neighboring properties.

REAR: ONE Oak tree (T2) CROWN REDUCTION Ht 3m from 14m to 11m Spread by 3m from 14m to 11m. Pruning to suitable points and maintaining natural aesthetic.

REASON: To bring back to form & improve light conditions for owner & neighboring properties.

ONE Sycamore tree Ht 10m (T3) FELL to ground level.

REASON: It is not a good specimen & it is felt that although a crown reduction will help keep green cover, it will not be a good long term solution. A retaining wall within 2m has a high potential for damage. Furthermore, the semi mature oak is a better specimen & the removal of the Sycamore will allow space for the Oak's canopy. A native pollinator will be planted in a more suitable location.

STATUS: LB of Lewisham have **RAISED NO OBJECTION** to the proposed works.
LMS cannot see that there are any causes to be concerned about either the maintenance of two trees (one front and one rear) and the removal of one rear garden tree. There are many trees in the overall area that compensate for the loss of the one tree.



Application Reference: DC/25/141913

Application Address: 66 Brightfield Road, London, SE12 8QF

Application Proposal: Installation of railings to the front and gate in the side elevation including a glazed side access door to garden and all associated works.

STATUS:

NOT YET DECIDED.

1. This property was recently REFUSED Planning Approval (ref DC/25/140807) for a new front garden off-road parking space which included proposed works to the existing side elevation of the property.
2. As a result of the Refusal the applicants appear to have now made a further proposal which includes some similar parts of the works previously refused but which do not appear in themselves to have lead directly to the previous Refusal. The Refusal appears to have been for the impact on the CA of the off-road parking space itself.
3. This new proposal is for the installation of a new Crittall-style door and window to the existing side elevation along with a change to the existing brick and railing wall that sits towards the back of the existing front garden and essentially duplicates the existing front garden wall.
4. LMS did object to the proposed new side Crittall door and window (under previous application DC/25/140807). However the Planning Officer noted in the Delegated Report to DC/25/140807 that:
'The Conservation Officers raised concerns regarding the design and materials proposed for the side door. As this would be minimally visible and screened behind the wall and fence officers consider this element would not result in unacceptable harm to the appearance and character of the Lee Manor Conservation Area' and that 'Officers consider that the current proposal would lead to less than substantial harm to the Lee Manor Conservation Area'.
5. With regard to the proposed movement forward (and re-building) of an existing brick and railing wall further forwards towards the front of the property the Officers previously stated:
'Additionally, the proposed relocation of the side boundary and access gates would introduce a formal type of boundary treatment closer to the front, creating the impression of a second boundary treatment further back in the garden. This would create an incongruous and a historic arrangement, which will be all the more visible because of the removal of planting that currently obscures the rear garden from view. This new incongruous arrangement directly to the rear of the proposed parking space would be very visible from the street, and look out of place amongst the historic architecture of the CA.



6. It is also noted that application DC/25/141025 was approved by Lewisham for general maintenance and reduction in size of an existing front garden Olive tree, including reducing secondary or tertiary branches '*as part of a phased reduction over the next couple of years to establish a smaller canopy*'. These works in themselves will ensure that any works carried out within the vicinity of the existing front garden will become more visible to the public from the pavement area. This later application had not been approved when DC/25/140807 was Refused.
7. LMS have determined not to object to the proposals.

Application Reference: DC/25/141917

Application Address: 140 Manor Lane, London, SE12 8LR

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/25/140111) dated 30 June 2025, in order to allow:- to amend location and size of windows to front and side elevations, replacement of eaves style rooflight with standard rooflight and addition of one rooflight. Relocation of bin/bike store in front garden at 140 Manor Lane SE12.

STATUS:

LB of Lewisham have **GRANTED** approval of this S.96A non-material change application.

This Section 96a non-material change application relates to Planning Approval ref DC/25/140111 for a new 3-storey residential property in the rear garden of 140 Manor Lane with a new access formed to the new property from Longhurst Road. LMS were supportive of the original proposals and did not object.

The proposed changes both internal and external do not directly affect any aspect of the Conservation Area itself and are not in themselves of any particular concern. LMS did not object to the proposed Section 96A application.



<p>Application Reference: DC/25/141921 Application Address: 58 Handen Road, London, SE12 8NR Application Proposal: Replacement of existing single storey extension and orangery, and construction of rear single storey extension with parapet and two glazed hipped roof.</p> <p>STATUS: NOT YET DECIDED</p> <p>The proposals are for the replacement of an existing rear conservatory-style building by way of its removal and replacement with an extension of an adjoining existing single-storey flat roofed building to create a full width single-storey rear extension. LMS have no issues with the proposals per se. However there appears to be significant health and safety issues related to the low parapet to the fully accessible flat roof area – LMS have commented about our concerns to LB of Lewisham.</p> <p>Overall whilst there are serious safety concerns related to the flat roof area there are no concerns from a Conservation Area perspective.</p>	
<p>Application Reference: DC/25/141964 Application Address: 53 Brightfield Road, London, SE12 8QE Application Proposal: REAR:One Olive(T1)(ht5m) CROWN REDUCE HEIGHT by 1.5m to 3.5m. LATERAL REDUCTION by 0.5 m from 3.5m to 3.0m. Reason : General maintenance.</p> <p>STATUS: LB of Lewisham have RAISED NO OBJECTION to the proposed works. It should be noted that there remain no documents <u>whatsoever</u> associated with this application despite approval having been given. This application appears to be for general maintenance works to a single rear garden tree.</p>	

Application Reference: DC/25/141969

Application Address: 51 Southbrook Road, London, SE12 8LJ

Application Proposal: REAR: ONE Silver Birch (T1)(ht.11m, spread 4m) FELL.
Reason: tree is dead and colonised by Birch Polypore.
REAR: ONE Hawthorn (T2)(ht.7.5m) CROWN REDUCE HEIGHT by 1.5m to ht.6m,
LATERAL REDUCE by 0.5m from 6m to 5.5m.
Reason: general maintenance, retaining natural shape, remove major deadwood.
REAR: ONE Hazel (T3)(ht.5m) CROWN REDUCE HEIGHT by 1.5m to ht.3.5m.
LATERAL REDUCTION by 0.5m from 5.0m to 4.5m
Reason: general maintenance.
REAR: ONE hawthorn (T4)(ht.6.5m) CROWN REDUCE HEIGHT by 1.5m to ht.5m.
LATERAL REDUCE by 0.5m from 5.5m to 5m.
Reason: general maintenance.
FRONT: ONE Cotoneaster hedge (H1)(ht.2.6m) REDUCE HEIGHT by 0.5m to
ht.2.1m.
Reason: general maintenance.

STATUS: LB of Lewisham have **RAISED NO OBJECTION** to the proposed works.
LMS had no concerns with these general tree and hedge maintenance works.



Application Reference: DC/25/142219

Application Address: 15 Manor Lane, London, SE13 5QW

Application Proposal: REAR: ONE Pear Tree (T1)(ht.5m)FELL to ground level. REASON: Removal to reduce lack of light and benefit growth of surrounding trees and shrubs.

STATUS: **NOT YET DECIDED**
This is a proposal for the removal of an existing mature rear garden tree within an area of a good number of trees. LMS does not see that the loss of this one tree is of any particular significance in this location.

