

LEE MANOR CONSERVATION AREA

DECEMBER 2025 - PLANNING APPLICATIONS + DECISIONS

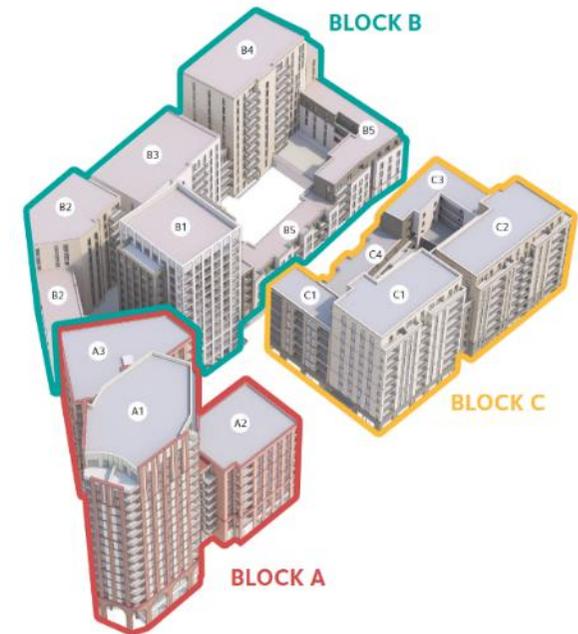
(Note – Applications shown in *red* were previously reported in the last monthly Summary but remain ‘Undecided’ and on-going).

Application Reference: DC/25/140732

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** – 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.



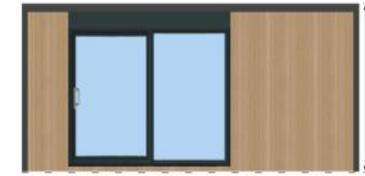
Application Reference: DC/25/141173

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.

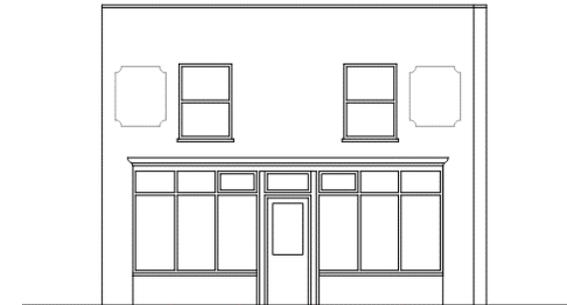
STATUS:

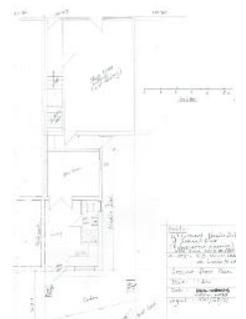
LB of Lewisham have **REFUSED** Planning Approval for the proposed works.

1. LMS did not object to the proposed works.
2. The Refusal has been given for numerous reasons – refer to Decision Notice for details.

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. 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. 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.

Overall LMS saw no reason to object to the proposals and issued a supporting statement to LB of Lewisham.



<p>Application Reference: DC/25/141751</p> <p>Application Address: 168 Manor Lane, London, SE12 8LP</p> <p>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.</p> <p>STATUS: LB of Lewisham have GRANTED Lawful Development for the proposed works. LMS had determined not to object to the works on the basis that they did not directly affect the CA.</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>	
<p>Application Reference: DC/25/141913</p> <p>Application Address: 66 Brightfield Road, London, SE12 8QF</p> <p>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.</p> <p>STATUS: LB of Lewisham have GRANTED Planning Approval for the proposed works. LMS did not object to the proposed works.</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.

STATUS:

LB of Lewisham have **GRANTED** Planning Approval for the proposed works.

1. LMS saw no reason to object to the works per se but did log a concern with LB of Lewisham as to the use of the rear flat roof as no balustrade was shown but clear access was provided via an existing rear door/window.
2. LB of Lewisham have conditioned the Approval with a statement that says that the roof of the proposed single storey rear extension shall only be used as a roof and that no development shall include the formation of any door or other means of access to the roof, nor shall the roof area be used as a balcony, roof garden, or similar amenity space. This appears to satisfy the concern that LMS logged.
3. 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. Overall whilst there are serious safety concerns related to the flat roof area there are no concerns from a Conservation Area perspective.



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:

LB of Lewisham have **RAISED NO OBJECTION** to the proposed works.

1. LMS did not object to the proposed works.
2. 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.



Application Reference: DC/25/142379

Application Address: 3 Handen Road, London, SE12 8NP

Application Proposal: Construction of single storey rear extension and adjacent covered seating area, replacement front brick piers and elevation to front side store, installation of replacement windows, slates, new and replacement rooflights, widening of vehicle entry at the front and all associated works.

STATUS:

NOT YET DECIDED.

1. There are quite significant works proposed to this existing dwelling. In terms of areas that affect the Conservation Area we would suggest:
 - that the 3 proposed new rooflights to the 'gable' wall roof to the front (left) of the property unacceptably affects the existing aesthetic of the roof and will be detrimental to the CA. If accepted by Lewisham this would also set a precedent for such rooflights in this specific front roof position as no other properties of this type seem to have rooflights in this position;
 - that irrespective of any existing rooflights that any new rooflights comply with clause 5.5.4 of the Lewisham 'Extensions and Alterations SPD' and are 'conservation style' rooflights set flush with the existing roofslope. This is said because text on the proposed drawings states '*New Velux style rooflight maximum 150mm protrusion beyond roofslope*' which is not as set out in the A+E SPD noted above;
 - that LMS has no concerns with the proposed four rooflights to the rear of the property, to the proposed removal of the existing 'porch' structure to the front of the property, to the widening of the existing front boundary wall entry piers (there appear to be many examples of this widening already having been done to most of these properties) or lastly, to the re-pointing of the existing front brickwork.
2. LMS has no concerns with the proposed rear ground floor single-storey extension or to the proposed replacement of many of the existing windows with matching white painted timber windows – there does not appear to be any proposal to use 'planted-on' glazing bars (as a result of none of the windows appearing to require them).



Application Reference: DC/25/142402

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

Application Proposal: Details submitted pursuant to Condition 4-Materials of planning permission DC/25/140111 dated 30th June 2025.

STATUS:

NOT YET DECIDED

LMS have reviewed the proposed submission and have no concerns from a materials quality perspective – this will be a high quality looking ‘modern’ building within a Victorian setting which might create some concern with local residents. However, as previously noted the new residence does not sit within the CA.

