

LEE MANOR SOCIETY



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Next Meeting
8pm on 12th November 2008 at
66 Effingham Road SE12 8NU
Open to all residents in the area. Ends 9.30pm - nibbles afterwards

Note of our Meeting on 8th October at 105 Burnt Ash Road

Present: Charles Batchelor (Chairman), Ralph White, Sylvia Ling, David Plumer, Faye Carney, Andrea Breugelmans, Suki Picarda, Jeremy Carden, and Sheila Peck
Apologies: Anita Whitfield, Sue Byford, David Stott, Steve Griffiths and Jim Mallory.

Northbrook School

Lee Manor Society was represented at the LBL Strategic Planning Committee meeting on 2 October. The Officers' Report on the [Planning Application](#) was introduced and then comments were invited from the floor. We spoke first and objected, not to the School *per se* but to the design and materials, the interpretation of the flood plain risk, and the inadequate recreational space. We were followed by Northbrook Action Group (impact on the neighbourhood) and then the Manor House Gardens Users' Group (proposed use of the multi-use games area and tennis courts by the school). Cllr. Brian Robson then spoke under standing orders and made a very good case on behalf of local residents in opposing the application. In discussion, serious technical difficulties in the Planning Application were acknowledged - but dismissed as 'irrelevant' e.g. CABE (Commission for Architecture and the Built Environment) which rated the design on seven out of 10 factors as 'mediocre' was dismissed as setting unattainable standards; space for recreation is way below guidelines but 'other schools function adequately in cramped surroundings'; concerns over poor design and choice of materials in close proximity to the newly extended Conservation Area were rejected as 'subjective' and 'a matter of opinion'. The new Headmaster, Father Richard Peers made a strong statement in favour of the opportunity offered by the new school and envisioned no difficulty in managing it on the constrained site. The Committee voted it through 7/1 with some minor technical conditions but the overwhelming impression was of a political, and not a technical decision. We are reviewing our options with the assistance of Planning for London, a charity that assists societies like ours.

Planning Matters

103 Manor Lane, Pawnbroker: We have received enquiries expressing concern over the current use of this property which was previously used for the sale of electrical goods (radio and TV), then mobile phones and is now a Pawnbroker which is registered with the Pawnbrokers Association. There appears to have been a 'change of use' to A2 which would give grounds for

an objection but our general feeling at the moment is that we will not object and will monitor the progress.

Applications considered by the Amenity Panel on 4th September:

3 Southbrook Road - Conversion to one 1-bed and one 2-bed flats. The Panel felt that this would be over development and queried whether there would be sufficient space in the attic area but otherwise raised no objection.

22a Southbrook Road - installation of replacement double-glazed uPVC windows. These 1950s flats have metal "Crittall" windows though they are being replaced with plastic ones. We are keen to retain a similar window type across all the flats. Planning officers have so far maintained this approach. There was no objection to the proposal. There is a now a new application for similar work to 22c.

New Applications:

48 Handen Road - installation of replacement timber framed double glazed windows to front and rear. We have no objection to the proposal.

Locality Fund - Lee Green Heritage Panel

In view of our intention to install the Board in front of the Lee Gate development, Jeremy has prepared a revised design which concentrates on Lee Green rather than the wider area of Lee Manor. Charles is now in consultation with Heidi Alexander of Lewisham Council with a view to obtaining the appropriate Consent for the installation of the Panel in due course.

Open House Weekend - The Ice House

We are very pleased with the layout and content of the Ice House Heritage Panel (see last month's Notes) which was 'unveiled' in time for the Open House Weekend on 20 & 21 September and was greatly appreciated by many of our visitors. Our thanks to Blackheath Historic Buildings Trust for designing and funding the panel. We had a busy and successful extended hours opening with a total of 875 visitors over the two days - 445 on Saturday and 430 on Sunday.

Graffiti-busting

We are now planning to meet mid-week and have arranged our next outing for **4th November** beginning at 2pm outside 11 Wantage Road. Tasks this time will include bulb planting and tidying up our earlier planting on the edges of green areas.

Many thanks to Charles for hosting the meeting