

Officer Report

Application Number:	HGY/2026/0351
Application Type:	Non-Material Amendment
Address:	29 Beaufoy Road, Tottenham, London, N17 8AX
Proposal:	Non-Material Amendment to planning permission ref. HGY/2025/2683 for the erection of a single storey extension to the rear of the property; namely for the extension to abut the boundary with the neighbouring property
Case Officer:	Oskar Gregersen
Valid Date:	10/02/2026
Applicant:	APC The London Borough of Haringey
Agent:	Mr Charlie Baitup

RECOMMENDATION

Approve

1. ANALYSIS/ASSESSMENT

This is an application for Non-Material Amendments to planning reference HGY/2025/2683 to amend the design of the approved rear elevation for the following changes:

- Amend width of proposed rear extension such that it abuts the boundary with No. 31 Beaufoy Road

2. ANALYSIS/ASSESSMENT

Legal/ policy context

S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure)

(England) Order 2015¹ provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

Planning Consideration

The primary consideration arising from this application is whether the amendments to the original scheme are non-material or whether a fresh planning application is required. As such, it is pertinent to assess this application against planning permission references: HGY/2025/2683. The scheme as consented was for the erection of a single storey extension to the rear of the property abutting No. 31 Beaufoy Road.

The originally consented scheme was for a 2.9m deep rear extension that left a small gap between the application site and the boundary. This amendment seeks to alter the width of the proposed extension slightly such that the proposal abuts the boundary with No. 31 Beaufoy Road. An extension of this scale would typically abut the boundary with a neighbouring property and could be achieved under permitted development. As such it is deemed that the proposed changes to the approved scheme would not be material and this application can be granted.

The proposal still satisfies the legal test of Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of conservation area.

On this basis, the non-material amendments can be granted.

3. RECOMMENDATION

GRANT Non-Material Amendment