



Officer Report

Application Number:	HGY/2026/0587
Application Type:	Non-Material Amendment
Address:	26 Collingwood Avenue, Hornsey, London, N10 3ED
Proposal:	Non-Material Amendment application following a grant of planning permission HGY/2025/2421 in relation to the alteration to the line of the wall of the front part of the extension adjacent to the boundary with No.24; removal of the external door to the front part of the extension; a change to the shape of the roof of the extension from a shallow curve to a shallow pitch shape; the addition of 1x small rooflight over the utility room; changes to the dormer fenestration to windows omitting the Juliet balcony.
Case Officer:	Mercy Oruwari
Valid Date:	02/03/2026
Applicant:	Dominiczak
Agent:	Paul Lofthouse

RECOMMENDATION

Approve

1. PROPOSAL

This is an application for Non-material amendment to planning permission HGY/2025/2421 for the alteration to the line of the wall of the front part of the extension adjacent to the boundary with No.24; removal of the external door to the front part of the extension; a change to the shape of the roof of the extension from a shallow curve to a shallow pitch shape; the addition of 1x small rooflight over the utility room; changes to the dormer fenestration to windows omitting the Juliet balcony'.

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 in this application is whether the proposed amendments to the approved scheme constitute non-material changes, or whether a fresh planning application is required. It is therefore appropriate to assess the amendments against planning permission reference HGY/2025/2421, which granted consent for: “Enlargement and alterations to the existing single-storey ground-floor extension to the rear and flank of the house; enlargement and alterations to the existing rear roof dormer and rear roof; and associated internal and external alterations including changes to the layout and number of rooflights.”

The proposed amendments include:

- a revised alignment to the wall of the front part of the extension adjacent to No. 24;
- removal of the external door to the front part of the extension;
- a change to the roof form of the extension from a shallow curve to a shallow pitched roof;
- the addition of one small rooflight over the utility room; and
- alterations to the dormer fenestration, omitting the Juliet balcony.

These changes are considered minor in nature. They do not materially alter the scale, massing or overall appearance of the approved development, and they would not give rise to any additional adverse impact on the character of the area or on residential amenity. The scheme remains appropriate for its context.

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

3. RECOMMENDATION

GRANT Non-Material Amendment