

Officer Report

Application Number:	HGY/2026/0820
Application Type:	Non-Material Amendment
Address:	Unit 9, High Cross Centre, Fountayne Road, Tottenham, London, N15 4BE
Proposal:	Non-Material Amendment to planning permission HGY/2025/2252 comprising repair of existing windows, replacement of cladding, existing windows extended to full height, fill in and rendered entrance door, replace existing roller shutter. The proposed minor amendments relate to changes required to ensure their operational requirements can be met and that the proposed works are aligned with the approved drawings in Condition to facilitate occupation of the Site by the Applicant
Case Officer:	Gareth Prosser
Valid Date:	24/03/202 6
Applicant:	See Company Name
Agent:	Miss Kate Riley

RECOMMENDATION

Approve

1. ANALYSIS/ASSESSMENT

This is an application **for** Non-Material Amendments to planning reference HGY/2022/0280 for the following changes:

The proposed amended plans show minor amendments to the proposals comprising:

- Existing windows repaired and painted orange (#EE6834) and RAL 7016 (anthracite grey)
- Cladding on Elevation 1 replaced with new coloured orange (#EE6834)
- Existing windows extended to full height with new aluminium PPC double glazing framed in RAL 7016 (anthracite grey)
- Soil pipe removed
- Existing entrance door filled in and rendered to match existing
- Existing roller shutter replaced with automated 2200 (H) x 4850 (W) connected to access control system.

Note: A separate Advertisement Consent has been submitted to accompany this application.

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 2015 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/2025/2252. The scheme as consented was for the '*External alterations to the existing building comprising removal of windows and rendered over, removal of existing roller shutters, existing entrance door replaced with glazing, removal of entrance door, construction of new glazed double sliding entrance door, new bi-fold automatic vehicle gate, new metal fence line with pedestrian access gate and re-levelling of paving area to allow ramp up to reception entrance.*'

This application seeks to amend the approved drawings listed under Condition 2. The key amendments can be summarised as follows:

- Existing windows repaired and painted orange (#EE6834) and RAL 7016 (anthracite grey)

- Cladding on Elevation 1 replaced with new coloured orange (#EE6834)
- Existing windows extended to full height with new aluminium PPC double glazing framed in RAL 7016 (anthracite grey)
- Soil pipe removed
- Existing entrance door filled in and rendered to match existing
- Existing roller shutter replaced with automated 2200 (H) x 4850 (W) connected to access control system.

The proposed minor amendments to the scheme approved under reference HGY/2025/2252 appear light touch and do not significantly change the character and appearance of the consented scheme which is considered appropriate for the light-industrial location. The most significant changes are the colour of some areas of cladding and the extension of some windows to full height. Given the size and scale of the existing structure and the industrial location these are not considered significant and the overall character and impact of the proposed amendments are in keeping with original permission and are considered non-material.

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

3. RECOMMENDATION

GRANT Non-Material Amendment