

Application Number:	HGY/2026/0925
Application Type:	Non-Material Amendment
Address:	29 Crescent Rise, Wood Green, London, N22 7AW
Proposal:	Non-material amendment following a grant of planning permission HGY/2025/0596. Amendment includes the increase in depth of the extension, replacement of sun pipe with a rooflight on the side elevation of extension, and alterations to rear fenestration.
Case Officer:	Sabelle Adjagboni
Valid Date:	31/03/2026
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Applicant:	Miss Iveta Zelinkova
Agent:	

RECOMMENDATION

Refuse

1. APPROVED DEVELOPMENT

Non-Material Amendment to development approved under planning permission reference HGY/2025/0596, for the erection of a single-storey rear wraparound extension and erection of a standalone garden room. The amendments include the increase in depth of the extension, replacement of sun pipe with a rooflight on the side elevation of extension, and alterations to rear fenestration.

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 reference: HGY/2025/0596. The scheme as consented was for the single-storey rear wraparound extension and erection of a standalone garden room.

The proposed amendments to the approved plans of HGY/2025/0596 is to change the circular sun pipe rooflight on the side elevation to a square rooflight similar to the other ones on the roof plane. This is considered a non material change which would not detract from the design and appearance of the property or give rise to an amenity concerns. The alterations to the rear fenestration are also considered to be no material in nature.

However, the other amendment proposed is to straighten the rear elevation of the extension by changing the depth of the approved structure on the shared boundary with No.31 from 3m to about 4.1m. The increased depth will result in material design and amenity considerations and as such a planning permission will be required.

On this basis, the non-material amendments cannot be granted.

3. RECOMMENDATION

REFUSE Non-Material Amendment.