

Officer Report

Application Number:	HGY/2026/1036
Application Type:	Non-Material Amendment
Address:	Ground Floor Flat A, 26 Woodland Gardens, Hornsey, London, N10 3UA
Proposal:	Non-Material Amendment application following a grant of planning permission HGY/2021/2079 in relation to the alteration to the rear of the house:- 1. Minor amendment to the design of the central door, now in white timber, with double-glazing; 2. Revision to the design of the window on the right, to be exactly the same design as the existing window but in double-glazed white uPVC; 3. The window on the left to remain as a window rather than forming a new double door, retaining exactly the same design as the existing window but in double-glazed white uPVC.
Case Officer:	Mercy Oruwari
Valid Date:	13/04/2026
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Applicant:	Ms Julia Stuart
Agent:	Mr Graham Parkinson

RECOMMENDATION

Approve

PROPOSAL

This is an application for Non-material amendment to planning permission HGY/2021/2079 for the alteration to the rear of the house:- 1. Minor amendment to the design of the central door, now in white timber, with double-glazing; 2. Revision to the design of the window on the right, to be exactly the same design as the existing window but in double-glazed white uPVC; 3. The window on the left to remain as a window rather than forming a new double door, retaining exactly the same design as the existing window but in double-glazed white uPVC.

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 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/2021/2079, which granted consent for: 'Replacement of 3 x like for like front timber sash windows; replacement of 1x side timber window with uPVC window. Replacement of rear: 1x timber window with uPVC window; 1x timber window with uPVC doors; 1x door with glazed door'.

The proposed amendments to the approved plans of HGY/2021/2079 include:

1. Minor amendment to the design of the central door, now in white timber, with double-glazing;
2. Revision to the design of the window on the right, to be exactly the same design as the existing window but in double-glazed white uPVC;
3. The window on the left to remain as a window rather than forming a new double door, retaining exactly the same design as the existing window but in double-glazed white uPVC.

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 non-material amendments can be granted.

RECOMMENDATION

GRANT Non-Material Amendment