



Officer Report

Application Number:	HGY/2026/1378
Application Type:	Non-Material Amendment
Address:	19 Imperial Road, Wood Green, London, N22 8DE
Proposal:	Non-Material Amendment to planning application ref: HGY/2026/0648 (Loft conversion with 2nos front rooflights, rear dormer and rear outrigger roof terrace), to amend the external material of the dormer from roof tiles to zinc cladding.
Case Officer:	Ben Coffie
Valid Date:	15/05/2026
Applicant:	Mrs Katie Crook
Agent:	Mr Mauro Persic

RECOMMENDATION

Approve

1. INTRODUCTION

This report assesses an application for a non-material amendment (NMA) to full planning permission reference HGY/2026/0648 granted on 21 May 2026, for the following development:

“Loft conversion with 2nos front rooflights, rear dormer and rear outrigger roof terrace”

The application site is 19 Imperial Road, Wood Green, London, N22 8DE.

The applicant seeks approval under Section 96A of the Town and Country Planning Act 1990 for a number of minor changes to the approved scheme. As set out in the submitted covering letter, the proposed amendments comprise: To change the finishing materials of the approved dormer from roof tiles to zinc cladding.

The key consideration in the determination of this application is whether the proposed amendments are genuinely non-material, meaning they do not materially alter the nature, scale, appearance or planning impacts of the development as originally approved.

2. CONSULTATION RESPONSES

N/A

3. PLANNING ASSESSMENT

Legal and Policy Context

Section 96A of the Town and Country Planning Act 1990 enables a local planning authority to approve changes to a planning permission where it is satisfied that the change is not material. What constitutes a “non-material” amendment is not defined in legislation and therefore relies on

the exercise of planning judgement, having regard to the scale and nature of the changes proposed and their likely planning consequences.

The National Planning Practice Guidance confirms that non-material amendments must not materially alter the development approved or result in any new or materially different impacts on neighbouring occupiers or the wider area.

Assessment of the Proposed Amendments

The proposal seeks to introduce two rooflights and one automatic opening vent at roof level. The AOV is required for fire safety purposes, and its inclusion is considered a functional and safety-led amendment.

The rooflights and AOV are modest in scale and positioned on the roof plane in a manner that does not materially alter the appearance of the building or give rise to overlooking, loss of privacy, or visual harm when viewed from surrounding properties. Their introduction does not affect the overall height or massing of the development.

These changes are therefore considered acceptable and non-material in planning terms.

Change of material

A minor alteration is proposed to the rear dormer to change the approved finish from hanging tiles to zinc cladding. This change is modest and does not alter the overall design approach of the building. The revised material remains consistent with the approved architectural language and does not give rise to additional design impacts.

The proposal is considered a minor design refinement and non-material in nature. As such, these amendments are considered non-material and serve to clarify and secure compliance with the existing planning permission.

4. CONCLUSION

Having assessed the proposed amendments against the approved plans, the statutory framework of Section 96A of the Town and Country Planning Act 1990, and relevant planning considerations, it is concluded that the changes sought are non-material in nature.

The amendments do not materially alter the scale, appearance or nature of the approved development, nor do they give rise to any new or materially different impacts on neighbouring properties or the wider area. The overall planning balance and conclusions reached at the time of the original permission remain unchanged.

The application therefore falls within the scope of Section 96A and can be approved as a non-material amendment.

5. RECOMMENDATION

GRANT the application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

