



Officer Report

Application Number: HGY/2026/1786
Application Type: Non-Material Amendment
Address: Ground Floor Flat A, 33 Stanhope Gardens, Hornsey, London, N6 5TT
Proposal: Non-Material Amendment Non-Material Amendment following the grant of planning permission ref: HGY/2025/0854 to change from approved pitched roof over rear extension to a flat roof detail and change from a window in the flank wall to glass blocks.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 24/06/2026
Applicant: Mr and Ms Reuben and Rosie Litman and Crombie
Agent: Ms Carolyn Squire

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

This is an application for a Non-Material Amendment to planning permission ref. HGY/2025/0854. The amendments seek to make minor changes to the approved scheme, including replacing the approved pitched roof over the single-storey rear extension with a flat roof and replacing the approved flank-wall window with glass blocks.

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 approved scheme are non-material, or whether a fresh planning application is required. As such, the proposed amendments have been assessed against planning permission ref. HGY/2025/0854.

The scheme as consented was for the erection of a single storey rear extension at ground floor and insertion of a window into the flank wall.

The changes in more detail are outlined below.

- A change of roof style over the approved single storey rear extension from a pitched roof detail to a flat roof.
- 1-meter-high new strip of glass blocks to replace the approved side window on the flank wall.

The proposed amendments, as shown on the submitted drawings, are considered to be non-material and acceptable in planning terms. The revised flat roof design is acceptable and would not materially alter the appearance of the approved extension. Similarly, the replacement of the approved flank-wall window with a strip of glass blocks is considered to be a discreet alteration that would not materially affect the appearance of the development.

The amendments would not result in any additional harm to the character and appearance of the area or to the amenities of neighbouring occupiers. The development would therefore remain consistent with the scheme as originally approved.

Accordingly, the proposed amendments are considered to be non-material and can be approved under Section 96A of the Town and Country Planning Act 1990 (as amended).

4. RECOMMENDATION

GRANT Non-Material Amendment