



Officer Report

Application Number:	HGY/2026/2290
Application Type:	Non-Material Amendment
Address:	Flat 5, Coombes Croft, 29A Conway Road, Tottenham, London, N15 3BB
Proposal:	Non-Material to Planning Permission HGY/2025/2311 for ' Change of use of an existing dwellinghouse (Use Class C3) to an overnight short break respite centre for up to three children aged 7-17 (Use Class C2), change of window at rear to door, installation of disabled access ramp to rear, addition of small air vents to front and rear elevations. (Revised description)' to alter the age range from 7-17 to 8-18.
Case Officer:	Oskar Gregersen
Valid Date:	21/08/2026
Applicant:	Gareth Meredith
Agent:	Mrs Cheryl Peel

RECOMMENDATION

Approve

1. PROPOSAL

This is an application for a Non-Material Amendment to planning permission HGY/2025/2311 seeking to amend the approved description of development by changing the age range of the children accommodated within the respite centre from 7-17 years to 8-18 years.

The amended description would read:

Change of use of an existing dwellinghouse (Use Class C3) to an overnight short break respite centre for up to three children aged 8-18 (Use Class C2), change of window at rear to door, installation of disabled access ramp to rear, addition of small air vents to front and rear elevations. (Revised description)

2. ANALYSIS / ASSESSMENT

Legal / Policy Context

Section 96A of the Town and Country Planning Act 1990 (as amended) enables a local planning authority to make a change to an existing planning permission where it is satisfied that the amendment is non-material.

The National Planning Practice Guidance (NPPG) confirms that there is no statutory definition of a "non-material amendment" as this will depend upon the circumstances of each case. An amendment that may be non-material in one context may be material in another. The local planning authority must therefore be satisfied that the proposed change would not materially alter the development previously approved.

As an application under Section 96A is not an application for planning permission, there is no statutory requirement for consultation or publicity. The Council has discretion as to whether interested parties are notified.

When determining an application under Section 96A, the Council must have regard to the effect of the proposed amendment when considered alongside the approved development and any previous amendments.

Planning Consideration

The principal consideration is whether the proposed amendment constitutes a non-material amendment to planning permission ref. HGY/2025/2311 or whether a fresh planning application would be required.

Planning permission HGY/2025/2311 was granted for:

Change of use of an existing dwellinghouse (Use Class C3) to an overnight short break respite centre for up to three children aged 7-17 (Use Class C2), change of window at rear to door, installation of disabled access ramp to rear, addition of small air vents to front and rear elevations. (Revised description).

The current proposal seeks only to amend the approved age range of the occupants from 7-17 years to 8-18 years.

No physical alterations are proposed beyond those already approved and there would be no increase in the number of children accommodated at the site. The operational nature of the use as a short break respite facility would remain unchanged.

The amendment would not alter the character or intensity of the approved use and would not result in any additional impacts on neighbouring residential amenity, highways, parking, servicing, or the character and appearance of the area.

Officers are satisfied that the proposed amendment would not result in a development that is materially different from that previously approved and can reasonably be regarded as a non-material amendment for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

Accordingly, the proposed amendment is considered acceptable.

3. RECOMMENDATION

GRANT Non-Material Amendment pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended).