



Officer Report

Application Number:	HGY/2026/1890
Application Type:	Non-Material Amendment
Address:	20 Victoria Road, Hornsey, London, N4 3SQ
Proposal:	Non-Material Amendment to planning permission HGY/2025/2901 for the substitution of the approved concealed zinc flat roof covering with a concealed GRP (Glass Reinforced Plastic) flat roof covering to the approved single-storey rear extension.
Case Officer:	Gareth Prosser
Valid Date:	06/07/2026
Applicant:	Mr Ned Collins
Agent:	

RECOMMENDATION

Approve

1. ANALYSIS / ASSESSMENT

This is an application for a Non-Material Amendment to planning permission reference HGY/2025/2901.

The proposed amendment relates solely to the roof finish of the approved single-storey rear extension. The approved concealed zinc flat roof covering is proposed to be substituted with a concealed GRP (Glass Reinforced Plastic) flat roof covering. The exposed parapet cappings and rear canopy edge would remain metal. There are no changes to the approved scale, footprint, height, roof profile, rooflights, drainage arrangements or overall appearance of the development.

Legal / Policy Context

Section 96A of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to a planning permission where it is satisfied that the amendment is non-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. The application may only be made in respect of that part of the planning permission which affects the land in which the applicant has an interest.

The National Planning Practice Guidance (NPPG) advises that there is no statutory definition of a "non-material" amendment, as whether an amendment is non-material will depend upon the context of the approved scheme. An amendment that is non-material in one case may be material in another. The Local Planning Authority must therefore be satisfied that the proposed amendment is non-material before granting such an application.

As an application for a non-material amendment is not an application for planning permission, the provisions of the Town and Country Planning (Development Management Procedure) (England)

Order 2015 relating to statutory consultation and publicity do not apply. Local planning authorities therefore have discretion regarding whether interested parties should be notified or consulted.

The NPPG further advises that, when determining an application under Section 96A, the Local Planning Authority must have regard to the effect of the proposed change, together with any previous changes made under Section 96A. It should also take into account any representations 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 Considerations

The principal consideration arising from this application is whether the proposed changes are non-material or whether they would require a fresh planning application.

This application relates to planning permission reference HGY/2025/2901, which granted planning permission for the: "Erection of ground floor rear extension and replacement window."

The application seeks to amend the approved drawings listed under Condition 2.

The amendment relates solely to the roof finish of the approved single-storey rear extension. The approved concealed zinc flat roof covering would be replaced with a concealed GRP (Glass Reinforced Plastic) flat roof covering. The exposed parapet cappings and rear canopy edge would remain metal. No changes are proposed to the scale, footprint, height, roof profile, rooflights, drainage arrangements or overall appearance of the approved development.

The proposed amendment is limited in scope and would not materially alter the character, appearance or operation of the approved scheme. The amendment would not result in any change to the size, scale, massing or visual appearance of the extension and would have no additional impact on neighbouring amenity.

Given the limited nature of the proposed change and the fact that the overall form and appearance of the approved development would remain unchanged, the amendment is considered to be non-material.

Accordingly, the proposed amendment can be approved under Section 96A of the Town and Country Planning Act 1990.

3. RECOMMENDATION - GRANT Non-Material Amendment.