

Officer Report

Application Number:	HGY/2026/1730
Application Type:	Non-Material Amendment
Address:	Land Adjacent to 1 Jansons Road, London , N15 4JU
Proposal:	Non-Material Amendment to planning permission reference HG/2025/2482 for the relocation of the cycle store externally, to increase the plant room size to facilitate a sprinkler tank. Alterations to the landscape and boundary, in association with to this amendment.
Case Officer:	Sarah Madondo
Valid Date:	17/06/2026
Applicant:	6
Agent:	Mr Kevin Tohill Mr Edward Mather

RECOMMENDATION

Approve

ANALYSIS/ASSESSMENT

This is an application for Non-Material Amendments to planning reference HG/2025/2482 for the following changes for the relocation of the cycle store externally, to increase the plant room size to facilitate a sprinkler tank. Alterations to the landscape and boundary, connected to this change.

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 original scheme are non-material or whether a fresh planning application is required. As such, it is pertinent to assess this application against planning permission references: HGY/2025/2482. The application was for the variation of condition 2 (Approved Plans) attached to approved planning reference HGY/2021/0030 to allow the construction of additional storey to provide 1 x 1 and 1 x 2 bedroom flats.

The proposed amendments, comprising the relocation of the cycle store to an external location and the enlargement of the plant room to accommodate a sprinkler tank, are considered acceptable. The revised drawings confirm that the amended cycle parking arrangement has been reviewed and supported by the Council's Transportation Officer. In addition, the enlarged plant room would be located internally and, as such, would not give rise to any adverse impacts in terms of visual appearance or neighbouring amenity.

With regard to landscaping, it is considered that the amendments would not result in any significant harm to the landscaping strategy for the site, as a proportion of the proposed landscaping would be retained. Accordingly, the amended scheme remains acceptable in this respect.

Overall, the proposed revisions are relatively minor in nature and do not alter the fundamental design principles of the approved development. The scheme remains appropriate to its context and would not result in any additional adverse impacts on the character and appearance of the area, the amenities of neighbouring occupiers, or any other material planning considerations. Therefore, the proposed amendments are considered acceptable.

The proposal still meets the legal test of Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of conservation area.

On this basis, the non-material amendments can be granted.

RECOMMENDATION

GRANT Non-Material Amendment