



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/2258</b>                                                                                                                                                                                                                                                 |
| <b>Application Type:</b>   | <b>Non-Material Amendment</b>                                                                                                                                                                                                                                        |
| <b>Address:</b>            | 2 Forest Gardens, Tottenham, London, N17 6XA                                                                                                                                                                                                                         |
| <b>Proposal:</b>           | Non-material amendment to approved application HGY/2026/1162 to revise the design of the approved composite front door. The fanlight would remain unchanged, while the door would be altered to include four solid panels and a semi-circular obscured glazed panel. |
| <b>Case Officer:</b>       | Matthew Gunning                                                                                                                                                                                                                                                      |
| <b>Valid Date:</b>         | 11/08/2026                                                                                                                                                                                                                                                           |
| <b>Applicant:</b>          | Ms Stephen Rhule                                                                                                                                                                                                                                                     |
| <b>Agent:</b>              | Mr David Mugliston                                                                                                                                                                                                                                                   |

## **RECOMMENDATION**

**Approve**

### **1. ANALYSIS/ASSESSMENT**

This is an application for a Non-Material Amendment to planning permission HGY/2026/1162 for the following changes:

- Revision to the design of the approved composite front door.
- Retention of the approved fanlight as previously approved.
- Alteration of the door to incorporate four solid panels and a semi-circular obscured glazed panel.

Planning permission HGY/2026/1162 was granted on 24/07/2026 for the replacement of the existing timber single-glazed door and fanlight with a new composite double-glazed door and fanlight at the front elevation.

### **2. ANALYSIS/ASSESSMENT**

#### **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 change 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 on the context of the development. An amendment that is non-material in one case may be material in another. The Local Planning Authority must therefore consider the nature and effect of the proposed change in the context of the approved scheme.

As an application to make a non-material amendment is not an application for planning permission, the statutory consultation and publicity requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 do not apply. Local planning authorities therefore have discretion in whether and how they choose to notify interested parties or seek their views.

The NPPG further states that, when determining an application under Section 96A, the Local Planning Authority should have regard to the effect of the proposed change, together with any previous changes made under Section 96A.

### **Planning Considerations**

The primary consideration arising from this application is whether the proposed amendments to the approved scheme are non-material or whether a fresh planning application is required.

Planning permission HGY/2026/1162 approved the replacement of the existing front door and fanlight with a new composite double-glazed door and fanlight. The current proposal seeks only to amend the detailed design of the approved door. The fanlight would remain unchanged and the overall dimensions, position and appearance of the doorway opening would remain as previously approved.

The proposed amendment would result in a door with four solid panels and a semi-circular obscured glazed panel. Whilst this would create a more solid appearance than the approved design, it is noted that properties within the terrace display a variety of door styles and detailing. Furthermore, the door is recessed within the front elevation, reducing its prominence within the street scene.

It is also recognised that there is a need to balance design considerations with practical requirements, including residential security. The proposed amendment would provide a more robust and solid door design whilst retaining a modest glazed element and the approved fanlight. In this regard, the proposal represents a reasonable and proportionate design response that would continue to respect the appearance of the host property and surrounding terrace.

The proposed changes are limited to the detailed appearance of the door and would not materially alter the character or appearance of this property and this part of the conservation area.

Accordingly, the proposed amendment is considered minor in nature and would not materially alter the development approved under planning permission HGY/2026/1162. The proposal therefore satisfies the requirements of Section 96A of the Town and Country Planning Act 1990 and is considered to constitute a non-material amendment.

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

### **3. RECOMMENDATION**

**GRANT Non-Material Amendment.**

