

Officer Report

Application Number:	HGY/2026/2715
Application Type:	Non-Material Amendment
Address:	15 Summerhill Road, Tottenham, London, N15 4HF
Proposal:	Non-Material Amendment to planning permission HGY/2025/0237 granted on 25/2/25 for the ground floor rear extension; enlargement of existing first floor rear outrigger; installation of 5x skylights and solar panels; changes to existing windows and materiality; namely to amend roof light sizes, window and door design alongside replacement of two flat roof light with 4x Solar panels.
Case Officer:	Nathan Keyte
Valid Date:	30/09/2026
Applicant:	Mr David Bird
Agent:	Dani Schmidt

RECOMMENDATION

Approve

Proposal

Non-Material Amendment to planning permission HGY/2025/0237 to amend approved roof light sizes, window and door design alongside replacement of two flat roof light with 4x Solar panels.

Regarding the front windows, the existing single window will still be separated into three panels, however the design of the windows will be altered. The windows will remain as timber.

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.

No consultation was undertaken.

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/2025/0237. The scheme as consented was for ground floor rear extension; enlargement of existing first floor rear outrigger; installation of 5x skylights and solar panels; and changes to existing windows and materiality.

The proposed front windows will remain an improvement upon the existing situation, and where timber will be utilised. The changes to the rear elevation will not be of a scale that would result in harm to the conservation area, nor will the alterations to the proposed rooflights and solar panels.

The proposal still satisfies the legal test of Section 72 (1) of the 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 amendment can be granted.

RECOMMENDATION

GRANT Non-Material Amendment