

Officer Report

Application Number:	HGY/2026/0274
Application Type:	Non-Material Amendment
Address:	44 Coolhurst Road, Hornsey, London, N8 8EU
Proposal:	Non-material amendment to planning permission HGY/2025/1745 for replacement of windows to front elevation with new double glazed timber sliding sash, remodelling, removal and replacement of side windows, widening of first floor rear door with Juliette balcony, basement extension and new terrace at ground floor level with steps to garden, and the installation of an air source heat pump at garden level (amended description). Proposed amendment is to reduce the depth of the rear terrace and omit the ASHP from the approved development.
Case Officer:	Ben Coffie
Valid Date:	02/02/2026
Applicant:	6
Agent:	Ms Emily Esplen Mr Craig Douglas

RECOMMENDATION

Approve

1. ANALYSIS/ASSESSMENT

This is an application for non-material amendment to planning permission HGY/2025/1745 for replacement of windows to front elevation with new double glazed timber sliding sash, remodelling, removal and replacement of side windows, widening of first floor rear door with Juliette balcony, basement extension and new terrace at ground floor level with steps to garden, and the installation of an air source heat pump at garden level (amended description). Proposed amendment is to reduce the depth of the rear terrace and omit the ASHP from the approved development.

2. 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/2025/1745. The scheme as consented was for the replacement of windows to front elevation with new double glazed timber sliding sash, remodelling, removal and replacement of side windows, widening of first floor rear door with Juliette balcony, basement extension and new terrace at ground floor level with steps to garden, and the installation of an air source heat pump at garden level.

The proposed amendments to the approved plans of HGY/2025/1745 to reduce the depth of the rear terrace and omit the ASHP.

This is considered a minor change to the alterations to the rear of the dwelling as approved and would not result in any material impacts against the character and appearance of the area and residential amenities of neighbouring occupiers.

As such, the scheme continues to be appropriate for its context.

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

3. RECOMMENDATION

GRANT Non-Material Amendment.