



Officer Report

Application Number:	HGY/2026/0494
Application Type:	Non-Material Amendment
Address:	Development Site, 64 Sheldon Avenue, Hornsey, London, N6 4ND
Proposal:	Non-Material Amendment of planning permission ref. HGY/2024/3377 (Applying render over existing facing brickwork) to amend the 'description of development' to: Applying render over existing facing brickwork, and changes to window surrounds.
Case Officer:	Nathan Keyte
Valid Date:	23/02/2026
Applicant:	Mrs Naama Fischman
Agent:	Mr Dimitar Stoyanov

RECOMMENDATION

Approve

PROPOSAL

Non-Material Amendment of planning permission ref. HGY/2024/3377 (Applying render over existing facing brickwork) to amend the 'description of development' to: Applying render over existing facing brickwork, and changes to window surrounds.

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.

Consultation was undertaken with neighbours and local interest groups. One response was received in objection from the Highgate CAAC. The following points were raised (summarised):

- Little explanation of changes to be made.
- Notes on previous objection to HGY/2024/3377, all surrounding houses in this part of the Highgate Conservation Area are built of brick with few examples of render, with the current application doing nothing to make the house fit in better with the tradition of brick built buildings in this part of Highgate Conservation Area.

[Officer comment: As noted earlier, the Inspector overturned at appeal the refusal of the application to render the building. The current proposal must therefore be considered in the context of that permission, which is considered below].

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 reference: HGY/2024/3377.

The Scheme was consented to apply render to brickwork of the building, a case that was refused by the Local Authority but allowed under Appeal (APP/Y5420/D/25/3362356). The proposal is to provide for stone window surrounds of Natural Portland Stone and associated changes instead of the render as previously approved. The change is such that it would not lead to additional harm to the significance of the Conservation Area.

The proposal still satisfies 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 amendment can be granted.

RECOMMENDATION

GRANT Non-Material Amendment