



Officer Report

Application Number:	HGY/2026/0500
Application Type:	Non-Material Amendment
Address:	120 Archway Road, Hornsey, London, N6 5BH
Proposal:	Non-material amendment following a grant of planning permission HGY/2024/2214 for the demolition of the existing building to allow the erection of a new 4-storey building providing 5 one bedroom residential units for. Changes include amendments to floor plan arrangement through reconfiguration of bathroom locations, introduction of 2no. roof lights and 1no. automatic opening vent (AOV) for the purpose of fire safety, modest change to the rear elevation comprising the introduction of a pillar between glazing, minor aesthetic amendments to the front elevation.
Case Officer:	Ben Coffie
Valid Date:	24/02/2026
Applicant:	c/o Agent
Agent:	Mrs Julie Cowan Papouskova

RECOMMENDATION

Approve

1. INTRODUCTION

This report assesses an application for a non-material amendment (NMA) to full planning permission reference HGY/2024/2214, granted on 21 November 2025, for the following development:

“Demolition of the existing building to allow the erection of a new 4-storey building providing 5 one-bedroom residential units (amended plans).”

The application site is 120 Archway Road, London N6 5BH.

The applicant seeks approval under Section 96A of the Town and Country Planning Act 1990 for a number of minor changes to the approved scheme. As set out in the submitted covering letter, the proposed amendments comprise:

- Reconfiguration of internal layouts through the relocation of bathroom positions at first- to fourth-floor levels;
- The introduction of 2no. rooflights and 1no. automatic opening vent (AOV) at roof level for fire safety purposes;
- A modest change to the rear elevation involving the introduction of a pillar between glazed elements;
- Minor aesthetic amendments to the front elevation; and

- The incorporation of obscured glazing and updated window opening types on the side elevation in order to comply with the requirements of Condition 15 of the original permission.

The key consideration in the determination of this application is whether the proposed amendments are genuinely non-material, meaning they do not materially alter the nature, scale, appearance or planning impacts of the development as originally approved.

2. CONSULTATION RESPONSES

One objection has been received from the adjoining owner at No. 118 Archway Road raising concerns in relation to traffic, parking, road safety, construction impacts, and potential effects on daylight, outlook and privacy, as well as matters relating to the consultation process for the original planning permission.

Comment: Statutory consultation was undertaken on the main planning application and the relevant matters were assessed accordingly. Issues relating to construction impacts will be considered separately under application HGY/2025/3562, which relates to the submission of the Construction Management Plan (CMP).

3. PLANNING ASSESSMENT

Legal and Policy Context

Section 96A of the Town and Country Planning Act 1990 enables a local planning authority to approve changes to a planning permission where it is satisfied that the change is not material. What constitutes a “non-material” amendment is not defined in legislation and therefore relies on the exercise of planning judgement, having regard to the scale and nature of the changes proposed and their likely planning consequences.

The National Planning Practice Guidance confirms that non-material amendments must not materially alter the development approved or result in any new or materially different impacts on neighbouring occupiers or the wider area.

Assessment of the Proposed Amendments

Internal Floor Plan Reconfiguration

The proposed amendments include the relocation of bathroom positions within the approved residential units at first- to fourth-floor levels. These changes are entirely internal in nature and would not result in any external alterations beyond those already assessed as part of the original permission.

The reconfiguration does not affect the number of units, residential standards, or the external appearance of the building. As such, these changes have no material planning implications and are considered non-material.

Introduction of Rooflights and Automatic Opening Vent (AOV)

The proposal seeks to introduce two rooflights and one automatic opening vent at roof level. The AOV is required for fire safety purposes, and its inclusion is considered a functional and safety-led amendment.

The rooflights and AOV are modest in scale and positioned on the roof plane in a manner that does not materially alter the appearance of the building or give rise to overlooking, loss of privacy,

or visual harm when viewed from surrounding properties. Their introduction does not affect the overall height or massing of the development.

These changes are therefore considered acceptable and non-material in planning terms.

Rear Elevation – Introduction of Pillar Between Glazing

A minor alteration is proposed to the rear elevation comprising the introduction of a vertical pillar between glazed elements, alongside a reduction in the width of the glazed door to ensure it does not extend beyond the apex of the approved roof form.

These changes are modest and do not alter the scale, massing or overall design approach of the building. The revised glazing arrangement remains consistent with the approved architectural language and does not give rise to additional overlooking or amenity impacts.

The proposal is considered a minor design refinement and non-material in nature.

Front Elevation – Minor Aesthetic Amendments

The application includes very minor aesthetic amendments to the front elevation. These do not materially change the building's form, height, or relationship with the street scene, and the development would remain substantially as approved.

Given the limited nature of these changes, they are not considered to materially affect the character or appearance of the building or surrounding area.

Side Elevation Amendments and Compliance with Condition 15

The side elevation drawings have been updated to reflect the incorporation of obscure glazing and amended window opening types, in accordance with Condition 15 of the original planning permission.

These changes are required to ensure compliance with the approved condition and to safeguard neighbouring amenity. They do not introduce new windows or alter the building envelope beyond what has already been approved.

As such, these amendments are considered non-material and serve to clarify and secure compliance with the existing planning permission.

4. CONCLUSION

Having assessed the proposed amendments against the approved plans, the statutory framework of Section 96A of the Town and Country Planning Act 1990, and relevant planning considerations, it is concluded that the changes sought are non-material in nature.

The amendments do not materially alter the scale, appearance or nature of the approved development, nor do they give rise to any new or materially different impacts on neighbouring properties or the wider area. The overall planning balance and conclusions reached at the time of the original permission remain unchanged.

The application therefore falls within the scope of Section 96A and can be approved as a non-material amendment.

5. RECOMMENDATION

GRANT the application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

