



Officer Report

Application Number:	HGY/2026/0481
Application Type:	Non-Material Amendment
Address:	56b Rathcoole Avenue, Hornsey, London, N8 9NA
Proposal:	Non-material amendment following a grant of planning permission HGY/2025/3420 to amend the site address on the planning consent from Flat 56a to Flat 56b Rathcoole Avenue N8 9NA.
Case Officer:	Ben Coffie
Valid Date:	13/04/2026
Applicant:	Mrs Ijeoma Ubosi
Agent:	

RECOMMENDATION

Approve

1. INTRODUCTION

This report assesses an application for a non-material amendment (NMA) to full planning permission reference HGY/2025/3420, granted on 02/02/2026, for the following development:

“Installation of 2no. front rooflights.

The application site is First Floor Flat A, 56 Rathcoole Avenue, Hornsey, London, N8 9NA.

The applicant seeks approval under Section 96A of the Town and Country Planning Act 1990 to amend the site address on the planning consent from Flat 56a to Flat 56b Rathcoole Avenue N8 9NA.

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

N/A

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

The amendment seeks only to correct the address on the existing permission, changing it from Flat 56A to Flat 56B Rathcoole Avenue, to align with the applicant's lease and ensure administrative accuracy.

The amendment does not:

- alter the approved description of development;
- affect the approved drawings or physical works;
- change the scale, design, appearance or siting of the rooflights; or
- give rise to any new or different impacts on neighbouring occupiers or the surrounding area.

As such, the amendment has no material planning implications. It serves purely to clarify the correct address associated with the approved development and does not affect the planning merits or conclusions reached when permission was originally granted. The proposal therefore falls clearly within the scope of Section 96A.

5. RECOMMENDATION

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