



Officer Report

Application Number: HGY/2026/1445
Application Type: Non-Material Amendment
Address: 19 Broadlands Road, Hornsey, London, N6 4AE
Proposal: Non material amendment to HGY/2025/0555 for Removal of the front garage door and replacement with timber casement windows, insertion of door to side projection front elevation, removal of existing first floor rear safety railings and insertion of a rooflight above single storey rear extension, and alterations to fenestration of rear extension/ground floor rear elevation, with metal framed windows/doors.
Proposed changes:

- Amendments to front door and screen design
- Removal of rooflight above single storey rear extension, creation of roof terrace with safety railings

Case Officer: Roland Sheldon
Valid Date: 21/05/2026
Applicant: Mr & Mrs Philip and Nicola Peters
Agent: Mrs Clara Tucker

RECOMMENDATION

Approve

1. ANALYSIS/ASSESSMENT

This is an application for a non-material amendment to HGY/2025/0555 for the removal of the front garage door and replacement with timber casement windows; insertion of a door to the side projection on the front elevation; removal of existing first-floor rear safety railings and insertion of a rooflight above the single-storey rear extension; and alterations to the fenestration of the rear extension/ground floor rear elevation, with metal-framed windows and doors.

Proposed changes:

- Amendments to the front door and screen design
- Removal of the rooflight above the single-storey rear extension, and creation of a roof terrace with safety railings

2. ANALYSIS/ASSESSMENT

Legal/ policy context

Section 96A 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. The application may only relate to the part of the permission affecting that land.

The National Planning Practice Guidance (NPPG) states that there is no statutory definition of “non-material”, as this depends 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 the application.

As an application for a non-material amendment is not an application for planning permission, the provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity do not apply. Local Planning Authorities therefore have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG further states that, when determining such applications, the Local Planning Authority must have regard to the effect of the proposed change, together with any previous changes made under Section 96A. They must also take into account any representations made 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.

In this instance, it was decided that a 14-day period of public consultation would be undertaken for the application. Letters of consultation were sent to neighbouring properties. No representations were received during the consultation period.

Planning Consideration

The primary consideration is whether the proposed amendments are non-material or whether a fresh planning application is required. As such, it is necessary to assess this application against planning permission reference: HGY/2025/0555.

The scheme as consented was for the removal of the front garage door and its replacement with timber casement windows; insertion of a door to the side projection of the front elevation; removal of existing first-floor rear safety railings and insertion of a rooflight above the single-storey rear extension; and alterations to the fenestration of the rear extension/ground floor rear elevation using metal-framed windows and doors.

Replacement front door and screen

The proposed amendments are to replace the front door and surrounding screen with a hardwood door incorporating double-glazed side panels and upper fanlights. The replacement door and surrounding screen would not replicate the existing door exactly but would have a broadly similar design in terms of panelling and glazing, although the glazing would not be subdivided by externally mounted timber glazing bars.

The replacement front door and screen would appear to be of a good standard design, that is sensitive to the character and appearance of the host building and wider conservation area. It is also noted that the door is of very limited visibility from the public realm due to its set-back and screening from public view by extensive soft landscaping in the front garden. The proposed changes to the front door can be considered to be a non-material amendment to the proposal.

Insertion of replacement first floor rear terrace

The existing single-storey rear extension currently includes a roof terrace with safety railings and a 1.8m-high screen along the western elevation to prevent overlooking of neighbouring property No. 21 Broadlands Road.

The approved scheme proposed the removal of this roof terrace and its replacement with a large rooflight.

The proposed amendment seeks to reintroduce a roof terrace, with an enlarged footprint and a different railing design.

The existing roof terrace is set approximately 7.14 metres from the side boundary of neighbouring property No. 21 Broadlands Road and has a depth up to the rear extent of the ground floor rear extension, whereas the proposed terrace would be approximately 5.5 metres from the side boundary shared with no. 21 and is set-back 0.65 metres from the rear extent of the rear extension. A raised planting bed is indicated on the plans to limit views westwards.

First floor roof terraces are a common feature on properties within this section of the street, including the host building. Both neighbouring nos. 21 and 17 benefit from a rear roof terrace. The replacement of the existing roof terrace with one of a reduced depth but slightly enlarged width would not be considered to be a material amendment in the circumstances, given the substantial wide spacious plots of land which these properties are located. Public consultation has been undertaken and no representations have been received during the 14 day period in which it was undertaken.

On this basis, the changes can be considered to be non-material changes to the proposal.

3. RECOMMENDATION

GRANT Non-Material Amendment