

Officer Report

Application Number:	HGY/2026/1429
Application Type:	Non-Material Amendment
Address:	24 Curzon Road, Hornsey, London, N10 2RA
Proposal:	Non-material amendment following a grant of planning permission HGY/2023/1499 for external wall insulation to rear facades, upgrade and alterations to roofs, new windows/doors, installation of photovoltaics on roofs and air source heat pump. Amendments: Omission of rear and side external wall insulation and metal cladding, external finish amended to render, relocation of heat pump from extension roof to rear garden, new casement window on rear facade of main house amended to two sash windows repurposed from flank elevation, extract vent positions on rear facade - External ground level slightly raised to suit new patio, enlargement of oriel windows.
Case Officer:	Ben Coffie
Valid Date:	20/05/2026
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Applicant:	TYPE Studio
Agent:	Ogi Ristic

RECOMMENDATION

Approve

1. ANALYSIS/ASSESSMENT

This is an application for a non-material amendment to HGY/2023/1499 for external wall insulation to rear facades, upgrade and alterations to roofs, new windows/doors, installation of photovoltaics on roofs and air source heat pump.

Proposed changes:

- Omission of rear and side external wall insulation and metal cladding
- External finish amended to render
- Relocation of heat pump from extension roof to rear garden
- New casement window on rear facade of main house amended to two sash windows repurposed from flank elevation.
- Extract vent positions on rear facade
- External ground level slightly raised to suit new patio.
- Enlargement of oriel windows.

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/2023/1499.

The scheme as consented was for an external wall insulation to rear facades, upgrade and alterations to roofs, new windows/doors, installation of photovoltaics on roofs and air source heat pump.

External finish amended to render

The proposed render will be a minor change to the rear of the building and due to its location at the rear would mean that it would not be highly visible.

The proposed change here is considered to be a non-material amendment to the proposal.

Relocation of heat pump from extension roof to rear garden

The relocation of the approved air source heat pump into the rear garden would not trigger any concerns in relation to design and amenity impacts given it's a more suitable location where it will be less visible.

The proposed change here is considered to be a non-material amendment to the proposal.

New casement window

The new casement window would replace the approved rear window. This change is modest and do not alter the overall design approach of the building. The revised window is rather consistent with the approved architectural language and does not give rise to additional design impacts.

Enlargement of oriel windows

The enlargement of the oriel windows is considered moderate, this enlargement would not add any additional depth to the extension. As such the overall scale and bulk of the existing extension would not trigger any planning concerns.

Other works

The other works such as the extract vent positions on rear façade and the external ground level slightly raised to suit new patio are considered a minor design refinement and non-material in nature.

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

3. RECOMMENDATION

GRANT Non-Material Amendment