



Officer Report

Application Number:	HGY/2026/1275
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 (amended plans).” Amendment includes reconfiguration of bathroom location at each level, introduction of a pillar between glazing at the rear elevation, incorporation of a 6.3 sqm study at each level, minor reconfiguration with area increases of ground floor plan.
Case Officer:	Ben Coffie
Valid Date:	07/05/2026
Applicant:	c/o Agent
Agent:	Mrs Julie Cowan Papouskova

RECOMMENDATION

Approve

1. ANALYSIS/ASSESSMENT

This is an application for a non-material amendment to 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 (amended plans).”

Proposed changes:

- Reconfiguration of bathroom location at each level
- Introduction of a pillar between glazing at the rear elevation
- Incorporation of a 6.3 sqm study at each level, minor reconfiguration with area increases of ground floor plan.

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/2024/2214.

The scheme was consented demolition of the existing building to allow the erection of a new 4-storey building providing 5 one bedroom residential units.

Proposed changes:

- Introduction of a pillar between glazing at the rear elevation.
- Reconfiguration of bathroom location at each level.
- Incorporation of a 6.3 sqm study at each level, minor reconfiguration with area increases of ground floor plan.

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.

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.

Incorporation of a 6.3 sqm study at each level

The introduction of a small study (6.3 sqm) within each unit would not materially alter the nature of the approved development.

The units would remain 1-bedroom flats, with compliant overall floorspace and acceptable internal layouts. The ground floor level comprises minor reconfiguration, resulting in modest area increases of the proposed kitchen / diner / living room and bedroom.

The primary living/kitchen/dining areas remain of an appropriate size to function effectively, and the flats continue to provide a good standard of accommodation, including dual aspect. The additional space is considered ancillary and would not result in any material planning impacts.

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