



Officer Report

Application Number:	HGY/2026/1503
Application Type:	Non-Material Amendment
Address:	33 Grove House Road, Hornsey, London, N8 7JW
Proposal:	Non-material amendment to planning permission ref. HGY/2025/2676 to replace wooden windows with aluminium casement windows (sand colour); namely to replace front door to match the colour of approved windows RAL - RAL 1002 (Sand Yellow Matt).
Case Officer:	Ben Coffie
Valid Date:	15/06/2026
Applicant:	Ms Catherine Greene
Agent:	

RECOMMENDATION

Approve

1. ANALYSIS / ASSESSMENT

This is an application for a Non-Material Amendment to planning permission HGY/2025/2676 (granted on 25 February 2026) for "Replace wooden windows with aluminium casement windows (sand colour)".

The proposed amendment seeks to allow for the replacement of the front door, of the same proportions and colour, but using an alternative material. Specifically, the proposal is for a composite entrance door with two uPVC sidelights, finished in a RAL 1002 (Sand Yellow Matt) colour to match the approved window replacements.

The application property forms part of a group of four houses on Grove House Road, which are uniform in design and appearance, characterised by yellow brick elevations and traditionally timber-framed 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.

The National Planning Practice Guidance (NPPG) confirms there is no statutory definition of 'non-material', as this depends on the context of the scheme. The Local Planning Authority must consider whether the proposed changes would materially alter the approved development.

Planning Considerations

The key consideration is whether the proposed amendment to the front door material constitutes a non-material change when assessed against the approved scheme under ref. HGY/2025/2676.

The approved scheme relates to the replacement of existing timber windows with aluminium casement windows in a sand yellow finish. The proposed amendment introduces a composite front door with uPVC sidelights, retaining the same proportions and overall appearance, and finished in a matching RAL colour.

The proposed change is considered to be minor in nature, as:

- The colour finish of the new door will match the approved windows, ensuring visual continuity;
- The change relates solely to material substitution, without altering the overall design intent or appearance to any significant degree.

Whilst the use of composite/uPVC differs from traditional timber, the visual impact of the change in this instance is limited. The uniformity of the host building group is preserved through the consistent colour treatment and proportions, and the amendment would not result in any discernible harm to the character or appearance of the host building or wider streetscene.

Accordingly, the proposed amendment is considered to fall within the scope of a non-material amendment under Section 96A.

3. RECOMMENDATION

GRANT Non-Material Amendment