



Officer Report

Application Number:	HGY/2026/1384
Application Type:	Non-Material Amendment
Address:	First And Second Floor Flat, 15 Muswell Hill Road, Hornsey, London, N10 3JB
Proposal:	Non-Material Amendment to change the dormer sill proportions of original ref: HGY/2025/3201
Case Officer:	Josh Parker
Valid Date:	04/06/2026
Applicant:	Cherniavsky
Agent:	Mr Conrad Cherniavsky

RECOMMENDATION

Approve

1. PROPOSAL

This is an application for a Non-Material Amendment to planning permission HGY/2025/3201 to amend the design of the approved dormer window by altering the proportions of the dormer sill.

2. ANALYSIS / ASSESSMENT

Legal and Policy Context

Section 96A of the Town and Country Planning Act 1990 (as amended) allows the Council to make changes to a planning permission where it is satisfied that the proposed amendment is non-material.

An application for a non-material amendment may only be made by, or on behalf of, a person with an interest in the land to which the planning permission relates and may only relate to that part of the planning permission affecting the land in which that person has an interest.

The National Planning Practice Guidance (NPPG) confirms that there is no statutory definition of a "non-material amendment". This is because whether an amendment is non-material will depend on the context of the overall scheme; a change that may be non-material in one context may be material in another. It is therefore for the Local Planning Authority to determine whether the amendment sought is non-material.

As an application under Section 96A is not an application for planning permission, the statutory consultation and publicity requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 do not apply. Local Planning Authorities therefore have discretion as to whether and how interested parties are informed or consulted.

The NPPG further advises that, when determining an application under Section 96A, the Local Planning Authority must have regard to the effect of the proposed change together with any

previous amendments made under Section 96A. Any representations received from parties notified by the Council may also be taken into account.

No formal consultation was undertaken in this instance.

Planning Considerations

The primary consideration arising from this application is whether the proposed amendment is non-material or whether it would require a fresh planning application. The amendment is therefore assessed against planning permission HGY/2025/3201.

Planning permission HGY/2025/3201 approved the formation of a front dormer window designed to reflect the appearance of neighbouring dormers within the terrace.

The current proposal seeks to amend the lower sill detail of the approved dormer, increasing its depth to create a more pronounced and contemporary appearance. No changes are proposed to the overall size, footprint, height, position or general form of the approved dormer.

The amendment is limited in scope and would not materially alter the appearance of the development or its impact on the host property, neighbouring properties, or the surrounding Conservation Area. The proposal is therefore considered to be minor in nature and would continue to preserve the character and appearance of the Conservation Area.

Accordingly, the proposed amendment is considered non-material and acceptable under Section 96A of the Town and Country Planning Act 1990 (as amended).

3. RECOMMENDATION

GRANT Non-Material Amendment.