

Application Number:	HGY/2026/1726
Application Type:	Non-Material Amendment
Address:	5 View Close, Hornsey, London, N6 4DD
Proposal:	Non-material amendment to planning application ref: HGY/2025/2592 to change the the material of the eastern side elevation from render to brickwork and omit an window on the second floor.
Case Officer:	Mark Chan
Valid Date:	18/06/2026
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Applicant:	Axsater
Agent:	Mathilda Durkin

RECOMMENDATION

Approve

1.1 APPROVED DEVELOPMENT

HGY/2025/2592 – Demolition of existing detached garage, part demolition of existing building with retention of the front, side and part rear facades, erection of rear and side extensions and second floor rear extension, replacement of front porch, associated landscaping and services installations. Approved 22/01/2026.

1.2 PROPOSED AMENDMENTS

The proposed non-material amendments involve changing the external finishing material of the eastern side elevation from render to brickwork and omitting an window on the second floor.

1.3 SITE AND SURROUNDINGS

The application site is a two-storey, detached dwellinghouse at the eastern end of View Close. View Close is a 1960s Span style housing development designed by Dinerman, Davison and Hillman and built in a cul-de-sac located on the southern side of View Road between Grange Road and Denewood Road. Most of the houses in the close have open front gardens and share a coherent and modern design and appearance, including the host building. The application site is a relatively large plot within the close and its eastern side boundary backs onto the rear end of the garden of No. 12B View Road which has many large trees. The main façade of the host building is in line with the adjacent properties but unlike other properties in the close, the application site as an unusually large front garden.

Over the years, many extension and alteration works had been at the host building including the erection of the detached garage in the front garden and the construction of the existing rear and side extensions.

The application site is located within the Highgate Conservation Area (CA) but is not in the vicinity of a listed building.

2. ANALYSIS/ASSESSMENT

Legal/ policy context

S96 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 and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent 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 an application. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received 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.

Planning Consideration

The primary consideration arising from this application is whether the amendments to the original scheme are non-material or whether a fresh planning application is required. As such, it is pertinent to assess this application against original planning permission ref: HGY/2025/2592. The scheme as consented was for the demolition of the existing detached garage, part demolition of the existing building with retention of the front, side and part rear facades, erection of rear and side extensions and second floor rear extension, replacement of the front porch, associated landscaping and services installations.

In this application, the applicant is seeking to change the external finishing material of the eastern side elevation from render to brickwork and to omit a window on the second floor. The bricks proposed is the from the highly sustainable 'Pirrouet' range by Vandersanden in

Mushroom Beige colour. The bricks would match the approved ground floor rear extension and is visually similar to the existing host property.

The eastern side window within the second floor rear extension would also be omitted from the proposal. As the approved second floor rear extension has other windows and doors on the southern and western elevations, it would not adversely impact the amount of daylight/sunlight reaching this space nor affect its standard of accommodation. This proposed amendment, given its minor scale and side location, would also not materially impact the character and appearance of the host building, street scene and wider conservation area.

Overall, the proposed amendments are considered non-material and acceptable. The scheme continues to be appropriate for its context and would not result in any additional adverse impact on the character of the area or on residential amenity.

On this basis, the non-material amendments can be granted.

3. RECOMMENDATION

GRANT Non-Material Amendment