



Officer Report

Application Number:	HGY/2026/1614
Application Type:	Non-Material Amendment
Address:	32 Great North Road, Hornsey, London, N6 4LU
Proposal:	Non-Material Amendment to planning permission HGY/2025/1908 to remove the rear pergola structure, increase the height of the garden outbuilding by 0.5m, and remove a side elevation window and reduce the size of a window and door on the rear extension.
Case Officer:	Eunice Huang
Valid Date:	08/06/2026
Applicant:	Ms Claudia Hogan
Agent:	London Janine Antoine

RECOMMENDATION

Approve

1. INTRODUCTION

This is an application for Non-Material Amendments to planning reference HGY/2025/1908 to to remove the rear pergola structure, increase the height of the garden outbuilding by 0.5m, and remove a side elevation window and reduce the size of a window and door on the rear extension.

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 planning permission references: HGY/2025/1908. The scheme as consented was for demolition to the side and rear extensions, replacement of windows on all facades, new front boundary fence and gate, modifications to front porch, side and rear ground floor extensions, first floor extension and outbuilding to the rear.

The proposed amendments includes the removal of the consented steel pergola structure at the rear of the dwelling. This will reduce the size and mass of the rear extensions.

The garden outbuilding will be increased in height by 0.5m to 3m. The reason for this change is to incorporate the use of screw-pile foundations to minimise impacts on the adjacent oak tree, in accordance with the recommendations of the Arboricultural Impact Assessment. Further to this a warm green roof building up is required to achieve the thermal performance, resulting in an overall height increase of 0.5m. The garden outbuilding will remain subordinate on the site, located at a distance from the rear windows of neighbouring properties. Its height increase will not result in an overbearing or privacy impact. The boundary fence will mitigate direct views into adjoining properties, alongside the presence of a mature tree.

Other changes include amendments to windows on the rear extension. The size of the glazing will be reduced on the rear elevation of the rear extension, and a side elevation will be removed. The appearance of the rear elevation openings will be compatible with the rhythm of the host building.

One objection was received, objecting to the removal of the approved galvanised pergola structure, which would have provided an opportunity for the installation of screen planting. A boundary hedge was also removed as part of the works. The objection outlines concerns of the resulting privacy impact, in which there would be views from the rear extension and garden room towards the rear-facing bedroom windows and private garden areas of No. 34. Officers highlight that the overlooking impact would be primarily from first floor balcony of the rear extension; and that Condition 3 was been attached to consent to require the installation of a privacy screen. The ground floor element of the rear extension, and the outbuilding are not considered to have a direct privacy impact, due to their ground floor siting. The outbuilding glazing is located more 15m from the rear façade of No. 34. Nonetheless, it is noted that a magnolia tree (T5) is retained adjacent to the rear elevation of No. 34, which provides a screening effect for their rear windows. As such, the proposed amendments are deemed acceptable in relation to privacy impact.

The amended appearance of the extension and outbuilding remains subservient and sympathetic to the host building and site, and will not have a material impact upon neighbouring properties.

The proposed amendments are thus considered acceptable.

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

3. RECOMMENDATION

GRANT Non-Material Amendment

