



Officer Report

Application Number:	HGY/2026/2370
Application Type:	Non-Material Amendment
Address:	Depot, 505-511 Archway Road, Hornsey, London, N6 4HX
Proposal:	Non-material amendment to planning permission ref: HGY/2025/1220 to amend the trigger for Condition 6 (Cycle Parking) from pre-commencement to post superstructure.
Case Officer:	Mark Chan
Valid Date:	24/08/2026
Applicant:	Mr Daniel Riordan
Agent:	Mr Trevor Wiltshire

RECOMMENDATION

Approve

1. Approved Development

HGY/2025/1220 - Redevelopment of the existing car wash site to provide 16 new Council homes comprising a four-storey building fronting Archway Road and two two-storey houses fronting Bakers Lane, together with associated refuse and recycling stores, cycle parking, plant and service areas, amenity space, and landscaping. Approved 16/01/2026.

2. Proposed Amendments

The proposed amendment seeks to revise the trigger for Condition 6 (Cycle Parking) attached to planning permission HGY/2025/1220 from a pre-commencement requirement to a post-superstructure requirement.

The applicant has explained that amending the trigger would allow works to commence on site more quickly and assist in securing funding for the project. It would also provide additional time for the preparation of detailed designs for the sheltered and secure cycle parking facilities.

The applicant seeks the following wording:

"The applicant will be required to submit plans showing accessible, sheltered and secure cycle parking for 32 long-stay and 2 short-stay spaces located in an accessible location for approval. The quantity must be in line with the London Plan, and the design must be in line with the London Cycling Design Standards (LCDS). Cycle parking details shall be submitted to and approved in writing by the Local Planning Authority prior to completion of the superstructure.

Reason: To ensure that cycle parking is provided in accordance with London Plan (2021) Policy T5 and the London Cycling Design Standards (LCDS)."

3. Site and Surroundings

The application relates to land at 505-511 Archway Road, comprising a site measuring approximately 0.10 hectares that was historically used as a car wash.

The site occupies a distinctive position on what is effectively a triangular-shaped island bounded by roads on three sides, all of which form part of the Transport for London Road Network.

The site fronts onto Archway Road (A1) to the east and Bakers Lane to the south, which intersects with North Hill immediately to the west. The site currently contains low-rise structures of no heritage significance. To the north lies a large petrol filling station and associated retail unit, whilst to the west the site adjoins a terrace of nineteenth-century houses (Nos. 96-108 North Hill) with modest rear gardens.

The site is located on the northern edge of the Highgate Conservation Area, which forms a transitional zone between the historic character of Highgate Village and the more commercial Archway Road corridor. In particular, the eastern side of Archway Road opposite the site is characterised by utilitarian and commercial development.

4. Consultation

LBH Transportation Team - No objection.

5. Analysis and Assessment

Legal and Policy Context

Section 96A of the Town and Country Planning Act 1990 (as amended) enables a local planning authority to make changes to an existing planning permission where it is satisfied that the amendment sought is non-material.

The National Planning Practice Guidance (NPPG) confirms that there is no statutory definition of a non-material amendment, as whether a change is material will depend upon the particular circumstances of each case. An amendment that is non-material in one context may be material in another.

The local planning authority must therefore be satisfied that the amendment sought is non-material before granting an application. As an application under Section 96A is not an application for planning permission, the consultation and publicity requirements contained within the Town and Country Planning (Development Management Procedure) (England) Order 2015 do not apply. Local planning authorities therefore have discretion regarding whether consultation is undertaken.

The NPPG further advises that, when determining such applications, local planning authorities should have regard to the effect of the proposed amendment, together with any previous changes made under Section 96A. Any representations received from consultees or interested parties should also be taken into account where appropriate.

Planning Considerations

Condition 6 of planning permission HGY/2025/1220 currently states:

"The applicant will be required to submit plans showing accessible, sheltered and secure cycle parking for 32 long-stay and 2 short-stay spaces located in an accessible location for approval. The quantity must be in line with the London Plan, and the design must be in line with the London Cycling Design Standards (LCDS). No development (including demolition) shall take place on site until the details have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that cycle parking is provided in accordance with London Plan (2021) Policy T5 and the London Cycling Design Standards (LCDS)."

The applicant seeks to amend the trigger for this condition to enable an earlier commencement of development and assist with the delivery and funding of the approved scheme. Additional time would also be available to prepare detailed proposals for the cycle parking facilities.

The revised wording would require the cycle parking details to be submitted and approved prior to completion of the superstructure, rather than prior to commencement of development.

The number of cycle parking spaces required would remain unchanged, comprising 32 long-stay spaces and 2 short-stay spaces. The proposed amendment would therefore not alter the approved level of cycle parking provision and would retain the Local Planning Authority's control over the detailed design and implementation of the facilities.

The Council's Transportation Team has been consulted and has raised no objection to the proposed amendment.

Having regard to the nature of the amendment, the approved development, and the continued ability of the Local Planning Authority to secure appropriate cycle parking provision, the proposed change is considered non-material and acceptable.

The proposed non-material amendment is therefore recommended for approval.

6. Recommendation - Grant Non-Material Amendment.