



Officer Report

Application Number:	HGY/2026/1886
Application Type:	Non-Material Amendment
Address:	24 Cholmeley Park, Hornsey, London, N6 5EU
Proposal:	Non-Material Amendment to planning permission ref. HGY/2024/3143 for minor amendments to the approved rear extension, including alterations to approved doors, insertion of an additional window, revisions to the detailing of the rear addition, and amendment of Condition 3 to approve and secure submitted window and door details.
Case Officer:	Josh Parker
Valid Date:	20/07/2026
Applicant:	Mr Andrei Bladyko
Agent:	Mr Mark Hatter

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

This is an application under Section 96A of the Town and Country Planning Act 1990 seeking a Non-Material Amendment to planning permission HGY/2024/3143 at 24 Cholmeley Park, Hornsey, London, N6 5EU. The approved development comprises:

"Erection of a rear ground floor and first floor extension following the demolition of the existing back additions and change two front windows (amended description)."

The current application seeks approval for a number of minor amendments to the approved scheme together with the approval of detailed window and door drawings intended to satisfy Condition 3 of planning permission HGY/2024/3143.

2. ANALYSIS / ASSESSMENT

Legal / Policy Context

Section 96A of the Town and Country Planning Act 1990 allows a Local Planning Authority to make changes to an existing planning permission where it is satisfied that the changes are non-material.

The National Planning Practice Guidance advises that there is no statutory definition of "non-material". Whether a change is non-material will depend on the scale and nature of the amendment in the context of the approved development. The Local Planning Authority must therefore consider the effect of the proposed amendment and determine whether it would materially alter the approved scheme. Representations, where received, may be taken into account although there is no statutory requirement for consultation on an application made under Section 96A.

Planning Considerations

The primary consideration in this case is whether the amendments proposed materially alter the nature, appearance or planning impacts of the development approved under planning permission HGY/2024/3143. As such, the amendments must be assessed against the approved scheme as a whole.

Planning permission HGY/2024/3143 granted consent for the erection of a rear ground floor and first floor extension following demolition of the existing back additions together with alterations to front windows.

The proposed amendments comprise:

1. Amendments to the approved design of Door D1;
2. Amendments to the approved design of Door D2;
3. Introduction of a new ground floor window (W4) within the approved rear addition;
4. Amendments to the arrangement and number of panels forming the approved sloping roof rear addition; and
5. Amendments to the side wall treatment of the approved sloping roof addition.

The submitted Design and Heritage Statement confirms that the amendments do not alter the footprint, height, depth, scale, massing or siting of the approved development. The changes are limited to detailed design refinements and architectural detailing.

The additional window W4 is positioned at ground floor level on the side elevation of the approved rear addition and faces towards the blank flank wall of No. 22 Cholmeley Park. As such, the window would not introduce any material overlooking, loss of privacy or other additional amenity impacts.

The remaining amendments relate to the detailed appearance of doors, glazing arrangements, timber panelling and the treatment of the sloping roof addition. These changes do not materially alter the approved architectural approach, which remains subservient to the host building and consistent with the design principles considered acceptable under the original planning permission. The overall appearance and relationship with the host property and the Conservation Area would remain substantially unchanged.

Accordingly, the amendments do not give rise to any new planning considerations and would not result in any additional impacts in respect of residential amenity, design quality, heritage significance or the character and appearance of the surrounding area.

Condition 3

Condition 3 attached to planning permission HGY/2024/3143 requires the submission and approval of detailed drawings for the proposed windows and doors.

The application has been accompanied by detailed drawings of the approved doors and windows, namely drawing references:

- 2407/205 – Proposed Door D1;
- 2407/206 – Proposed Door D2;
- 2407/207 – Proposed Window W1;
- 2407/208 – Proposed Windows W2 and W3; and
- 2407/209 – Proposed Window W4.

These drawings provide the details required by Condition 3 and are considered acceptable in design, appearance and heritage terms. It is therefore reasonable and appropriate to amend the wording of Condition 3 so that the development is carried out in accordance with the approved details.

The revised condition would read:

The doors and windows hereby approved shall be constructed fully in accordance with drawing numbers 2407/205, 2407/206, 2407/207, 2407/208 and 2407/209 and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development and to safeguard the character and appearance of the Conservation Area in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of the Development Management DPD (2017).

Conclusion

The proposed amendments relate solely to minor design refinements and detailed architectural changes. The amendments do not alter the approved scale, footprint, height, massing, siting or overall form of the development and do not give rise to any additional impacts on residential amenity, design quality or heritage significance.

The submitted window and door details are considered acceptable and adequately satisfy the requirements of Condition 3 attached to planning permission HGY/2024/3143.

Taking account of the approved scheme as a whole, the proposed amendments are considered non-material within the meaning of Section 96A of the Town and Country Planning Act 1990 and can therefore be approved.

4. RECOMMENDATION

GRANT NON-MATERIAL AMENDMENT