

Lady Catherine Sloman
1 St Martin's Terrace
16 Pages Lane
London
United Kingdom
N10 1QY

3 April 2023

**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 2012
NOTICE OF PERMISSION (WORKS TO TREES)**

Case Reference HGY/2023/0419
Location 1 St Martins Terrace, 16 Pages Lane, Hornsey, London, N10 1QY
Proposal Oak tree at the front of 1 St Martin's Terrace, within our land. The tree is subject to a TPO.
The application is to undertake ground works in the vicinity of the tree. I have liaised with Daniel Monk on this matter as to whether an application is necessary but he has not determined impact. We are therefore making the application in case this is necessary for the works.
The reason for the proposed work is to improve the environment for the tree and to mitigate damage caused by the roots of the tree.
We have taken advice from Fiona Critchley of Arborecultural Solutions LLP regarding the care and management of the tree. Please see attached her report.
Damage:
We have noted damage to our concrete driveway and garden walls and believe that this is caused by the roots of the tree. There is also damage to the off-street parking area and floor slab of the extension at the neighbouring property at 14 Pages Lane. Fiona Critchley inspected the tree and the site and noted the following:
Damage to retaining wall to south of the tree (para 4.1).
Damage to concrete drive and front path steps (para 4.2).
Damage to paving at 14 Pages Lane (para 4.3).
Landscaping and groundwork options:
Fiona Critchley set out the following options:
1) Concrete driveway (para 5.2.1): Remove or reduce the size of the concrete parking area to allow rainwater to penetrate the underlying soils so reducing storm water run off and improving the rooting conditions for the Oak tree. Replace using porous hard surfacing and a cellular raft system (such as Cellweb).
2) Root barrier (para 5.2.2): Excavate a trench along the party boundary between 1 St Martins Terrace and 14 Pages Lane,

install a root barrier of Ribbed Root Panels or CuTex Copper to manufacturers specifications and backfill the trench.

3) Retaining wall (para 5.2.3): If the area of concrete parking is reduced adjacent to the shrubbed wall it would be possible to remove the retaining wall, remove the infill soil, and regrade the soil as a slope. This would negate the need for the retaining wall and lower the soils levels around the base of the tree back to the original level. If the wall is retained there are some engineered solutions that may reduce the direct damage of the root growth for example constructing the wall on lintel bridging the roots.

Our proposals:

Completely remove the concrete and replace it using porous hard surfacing and a cellular raft system (such as Cellweb).

and

Install a root barrier along the 4 party boundary between 1 St. Martins Terrace and 14 Page's Lane.

and

Repair the retaining wall, in line with the recommendations but Fiona Critchley.

The work will be carried out to BS 3998: Recommendations for Tree Work.

Received

13 February 2023

The London Borough of Haringey as Local Planning Authority hereby PERMIT the above development in accordance with the application received on the above date.

Title	Description	Date
Oak Tree Plan 1 St Martins Terrace.pdf	Sketch plan	13 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (2)

- 1 The works hereby permitted must be completed within two years of the date of this consent.

Reason: In accordance with the Town and Country Planning Act 1990 and Town and Country Planning (Tree Preservation) (England) Regulations 2012.

- 2 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Local Plan 2017 Policy SP13.

Informatives:

INFORMATIVE: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.