

# PROTECTED TREE REPORT (TREE WORKS)

Haringey Council, L4,  
Alexandra House, Station  
Road, N22 7TY

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| Application number | HGY/2026/0241                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Application type   | Tree Preservation Order application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Address:      | 43 Langdon Park Road, Hornsey, London, N6 5PT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Proposal           | <p>Works to tree protected by a TPO.</p> <p>The tree in this case is a European Lime (<i>tilia x europaea</i>). T008 - Find on sketch plan.</p> <p>The works we are requesting for the lime tree is for it to be removed. In the report attached the lime tree is referenced as (T008).</p> <p>T008 is a European lime tree in close proximity to the property, at the front if the boundary wall of 43 Langdon Park Road. This application proposes the removal of the T008 to avoid current and future structural damage to the property, drainage and boundaries.</p> <p>Upon a professional observation of T008, the report advised that T008's size and close proximity to the building is causing damage and will likely lead to further structural issues particularly heave due to the age of the tree. T008 is placing undue stress on the buildings structure.</p> <p>Neighbours have informed that the main foul waste sewerage runs directly beneath the tree and that it becomes blocked by the trees roots. Even the team carrying out the tree investigation whilst on site experienced blockages which they had to address by rodding the drains themselves. They have also reported damage to infrastructure and damage to their property.</p> <p>Neighbours have reported damage caused by T008 and request it also be removed</p> |

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|-------------------------|------------------|-----------------------------------------|
| <b>RECOMMENDATION:</b>  | <b>Objection</b> |                                         |
| <b>Application date</b> | 27/01/2026       |                                         |
| <b>Tree Inspector</b>   | DM               | <b>Date:</b> 9 <sup>th</sup> March 2026 |

## **Site**

The mature high pollard Lime tree (T008), as marked on the plan and seen in the photographs, is situated in the front garden of the property. It is publicly visible.

A site visit was not deemed necessary to determine the appropriateness of the proposed works.

The tree is protected by a Tree Preservation Order (TPO)

## **Proposal**

Tree works proposed.

Works to tree protected by a TPO.

The tree in this case is a European Lime (*tilia x europaea*). T008 - Find on sketch plan.

The works we are requesting for the lime tree is for it to be removed. In the report attached the lime tree is referenced as (T008).

T008 is a European lime tree in close proximity to the property, at the front of the boundary wall of 43 Langdon Park Road. This application proposes the removal of the T008 to avoid current and future structural damage to the property, drainage and boundaries.

Upon a professional observation of T008, the report advised that T008's size and close proximity to the building is causing damage and will likely lead to further structural issues particularly heave due to the age of the tree. T008 is placing undue stress on the buildings structure.

Neighbours have informed that the main foul waste sewerage runs directly beneath the tree and that it becomes blocked by the trees roots. Even the team carrying out the tree investigation whilst on site experienced blockages which they had to address by rodding the drains themselves. They have also reported damage to infrastructure and damage to their property.

Neighbours have reported damage caused by T008 and request it also be removed

## **Issues**

I object to the proposed removal of the mature regularly high pollarded Lime tree.

The tree has been TPOd recently due to its amenity value within the streetscape, and threat from felling.

No evidence either direct or indirect has been submitted for the property or adjacent properties.

Local Planning Authorities are fully aware of subsidence and are evidence led requiring the following:

- Soil analysis
- Engineer's report
- Level and crack monitoring
- Arboricultural report
- Drainage report

In relation to the drains, roots do not permanently sit in water as these are anaerobic conditions. If they do gain access to drains the roots tend to hover from above any water in the bottom of the drain pipe. This still allows passage for the water.

Regular mechanic cutter clearance, as part of the maintenance, will clear any root issues.

The regular re pollarding of the Lime tree will also curtail the root to shoot ratio.

### **Recommendation**

### **Objection**