

Mr Michael Harrison
33 Hillfield Park
London
United Kingdom
N10 3QT

5 May 2026

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

Case Reference	HGY/2026/0733
Location	33 Hillfield Park, Hornsey, London, N10 3QT
Proposal	Works to tree protected by a TPO. T1 Holm Oak, Quercus ilex in rear garden - fell. After a number of fungi appeared on the tree in 2024 I had a Picus Test performed on the tree in October 2014 which identified decay on the interior of the tree and recommended significant pruning, which was carried out in February 2025. Unfortunately, a number of very large shaggy bracket fungi, Ionotus Hispidus have appeared on the trunk of the tree since then, raising my concern that the health of the tree was continuing to deteriorate. I had the tree assessed again by a qualified tree surgeon in January 2026 and since heavy branches have continued to fall from the tree, to protect the nearby houses and the Marks & Spencer car park to the rear of the garden they have recommended felling of the tree. The tree is 18 metres tall but only 12 metres from the house. I propose to replace the tree and would appreciate your advice on a replacement, bearing in mind the locations proximity to the building. I attach the 2024 Picus test results, the recent tree surgeon's report, a Sketch Plan and supporting photos of the fungi.
Received	16 March 2026

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

Title	Description	Date
Tree sketch.jpeg	Sketch plan	16 March 2026
Picus Test Report.pdf	Tree survey	16 March 2026
Tree report.pdf	Arboricultural implications	16 March 2026

Refusal Reasons: (1)

- 1 The Local Planning Authority is not satisfied that sufficient justification has been provided for the removal of the protected tree (T1). While decay and fungal growth have been identified, the evidence indicates that sound residual wood remains and that the tree could be retained through appropriate arboricultural management, including further crown reduction. The proposal would therefore result in the unjustified loss of a mature tree that contributes positively to the visual amenity and character of the area, contrary to the National Planning Policy Framework (March 2024), Policy G7 of the London Plan (2021) and Policy SP13 of the Haringey Local Plan (2017).

- 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.