



Officer Report

Application Number:

HGY/2026/1000

Application Type:

Consent under Tree Preservation Orders

Address:

Eton Court, 6 Shepherds Hill, Hornsey, London, N6 5AF

Proposal:

Works to tree protected by a TPO.

Sycamore - Crown reduce the height and spread 0.8m-1.0m past the previous reduction points (approx. 40%) height approx. 3.5m and spread approx. 3.0m

Remove dead wood

The tree is situated on unregistered/ownerless land adjacent to our residential block and is causing ongoing damage to essential drainage infrastructure. The root system has infiltrated the sewage pit serving the building and is interfering with the float mechanism of the sewage lifting pump. This has already resulted in operational issues, including the pump cutting out. In February 2026, a contractor removed a significant quantity of roots from the chamber and advised that further root ingress is likely due to the proximity and size of the tree. Continued root growth presents a risk of pump failure and potential sewage backflow, with associated health and property damage implications. The proposed 40% crown reduction is intended as a proportionate management measure to reduce the tree's water demand and vigour, thereby helping to limit further root encroachment, while retaining the tree and its amenity value. (attached photo of roots)

Case Officer:

Daniel Monk

Valid Date:

07/04/2026

Applicant:

Helen Killick

Agent:

Rachel Byles

RECOMMENDATION

Refuse

Refusal Reasons:

The Local Planning Authority considers the proposed crown reduction to be excessive and insufficiently justified. The works would be detrimental to the tree's health, form, and visual amenity, and alternative solutions exist to address the stated drainage concerns without harm to the protected tree. The proposal is therefore contrary to the National Planning Policy Framework (2024), Policy G7 of the London Plan (2021), and Policy SP13 of the Haringey Local Plan (2017).

