

Rachel Byles
Oak Farm
Cattlegate Road
Enfield
United Kingdom
EN2 9DS

6 May 2026

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

Case Reference	HGY/2026/1000
Location	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)

Received 7 April 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
Eton Court.pdf	Sketch plan	7 April 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (1)

- 1 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).

- 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.