

PROTECTED TREE REPORT (TREE WORKS)

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

Application number	HGY/2026/1103
Application type	Conservation Area Notification
Site Address:	21 Elms Avenue, Hornsey, London, N10 2JN
Proposal	T1 - Horse Chestnut - remove to ground level. Reasons for removal: - Appearance and Scale: Due to its size and overshadowing impact on neighbouring gardens, the tree has been significantly pollarded and lacks a natural form. This has clearly put the tree under stress, as evidenced by epicormic growth around the trunk. Additionally, the tree suffers from leaf miner, which further diminishes its aesthetic value. - Damage to Garden Infrastructure: We have identified cracks in the walls and paving of nearby garden infrastructure, likely caused by the tree's roots. The retaining wall is now being replaced. - Alternative Planting: As part of the garden redesign, we are proposing more appropriately scaled trees to mitigate the loss. In addition to three smaller trees, a Liquidambar will be planted in the same location to provide an attractive range of seasonal colour for the adjoining gardens to enjoy. - Practical Removal: We understand the tree is nearing the end of its life. Given that the street is terraced, the current building works provide a unique opportunity to fell and remove the tree through the house without causing damage

RECOMMENDATION:	No Objection	
Application date	20/04/2026	
Tree Inspector	DM	Date: 21 st May 2026

Site

The early mature Horse Chestnut tree T1, as seen in the photographs, and marked on the plan, is situated in the rear garden of the property. It is not publicly visible.

A site visit was deemed necessary to determine the appropriateness of the proposed works (28/04/2026 at approximately 11:10am).

The location is also within the Muswell Hill Conservation Area. This protects every tree with a diameter at breast height (taken at 1.5m) >75mm.

Proposal

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Issues

I hold no objections to the proposed removal of the Horse Chestnut tree.

The tree is growing in an unsuitable confined restricted raised bed, and this acts as a limiting factor. The tree has been crown reduced to curtail growth within its surroundings.

The tree can not be seen from a public place and has little amenity value. However, the tree does offer some screening between the properties.

There is a drop in levels between gardens and within the curtilage of 21 Elms Avenue.

The applicant has informed their neighbours of their intention.

The tree would have to be managed and kept as a regular crown reduction and high pollard. This means the arisings would have to go through the property which is a tortured route.

The applicant intends to re plant with several suitable species.

Recommendation

No Objection