

Cornwell  
78 The Ridgeway  
London  
Middlesex  
EN2 8JF

16 June 2026

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

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2026/1020</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Location</b>       | <b>Highgate Heights, 77 Shepherds Hill, Hornsey, London, N6 5RF</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Proposal</b>       | <b>Works to trees protected by a TPO.<br/>My client would like to reduce the canopy of T2 (Birch) by up to 2m branch length, only pruning regrowth and not pruning back further than previous pruning points, leaving suitable growth points. The reason for this is to maintain the trees size and keep away from the building. The trees regrowth has weak unions likely due to previous heavy pruning and signs of decay.<br/><br/>They would also like to remove T1 (Birch) in the front border. The reason for this, the tree is growing in a brick planter which has become damaged, likely due to the tree. The brick planter is being removed and will be replaced with mature hedging along the border.</b> |
| <b>Received</b>       | <b>9 April 2026</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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

| <b>Title</b>                    | <b>Description</b> | <b>Date</b>  |
|---------------------------------|--------------------|--------------|
| Highgate Heights Sketch Map.pdf | Sketch plan        | 9 April 2026 |

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

**Refusal Reasons: (1)**

- 1 The Local Planning Authority is not satisfied that sufficient grounds have been provided to justify the removal of Tree T1 (Birch). The evidence submitted does not demonstrate that the tree is causing unavoidable or irreparable structural harm, nor have reasonable mitigating works, such as a modest crown reduction back to previous pruning points, been explored or exhausted. The proposed removal would therefore result in the unacceptable loss of a mature, publicly visible tree that makes a positive contribution to the character and visual amenity of the area. The works are consequently contrary to the National Planning Policy Framework (March 2021), Policy G7 of the London Plan (2021), and Policy SP13 of the Haringey Local Plan (2017).

**Informatives:**

INFORMATIVE: Acceptable Alternative Tree Works

T2 Rather than an overall crown reduction I would hold no objections to lesser work pulling back from the structure to allow 3m clearance.

T1 Rather than tree removal I would hold no objections to lesser works of an overall crown reduction of 2m (back to most recent previous pruning points)

- 1 You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).