



Officer Report

Application Number: HGY/2026/1020
Application Type: Consent under Tree Preservation Orders
Address: Highgate Heights, 77 Shepherds Hill, Hornsey, London, N6 5RF
Proposal: Works to trees protected by a TPO.
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.

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.

Case Officer: Daniel Monk
Valid Date: 09/04/2026
Applicant: Highgate Heights Ltd
Agent: Cornwell

RECOMMENDATION

Refuse

Refusal Reasons:

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)

