



Officer Report

Application Number:

HGY/2026/1337

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 back to the previous reduction points (approx. 30%) height approx. 2.5m and spread approx. 2.0m

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 30% 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:

12/05/2026

Applicant:

Helen Killick

Agent:

Rachel Byles

RECOMMENDATION

Approve with Conditions

Conditions:

- 1 The works hereby permitted must be completed within two years of the date of this consent.

Reason: In accordance with the Town and Country Planning Act 1990 and Town and Country Planning (Tree Preservation) (England) Regulations 2012.

- 2 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Local Plan 2017 Policy SP13.

Informatives:

INFORMATIVE: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.