

PROTECTED TREE REPORT (TREE WORKS)

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

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Application number	HGY/2026/2054
Application type	Conservation Area Notification
Site Address:	8 Oldfield Mews, Hornsey, London, N6 5XA
Proposal	<i>This application is being filed for the consent to remove the robust Bay Tree (marked '1. Bay Tree' on the '8 Oldfield Mews Tree location.jpg') in the front garden of 8 Oldfield Mews, directly adjacent to the external wall of the property.</i> <i>We have attached the title plan with the approximate location of the tree marked.</i> <i>The tree has reached height over two and half storeys and has caused concern to the building structure, as outlined below:</i> <i>1. Photographic evidence shows substantial ivy and woody vegetative growth to the masonry planter that abuts the front elevation of the property.</i> <i>2. Damp has been reported by the tenant to a number of locations at the external wall adjacent to the tree. This issue has been present for the last 3 years, with past remedial works providing only temporary mitigation of the issue. Evidence of water ingress and staining is present to the internal linings to the front elevation. The vegetative growth is likely a contributing factor, with root structures causing damage to mortar joints and holding moisture against the external wall, and as further damp remedial work and internal redecoration are planned, felling the tree alongside these works would be advisable.</i> <i>3. In addition to the damp, vegetation proximity to the property structures is a concern, with roots already causing visible cracking and bulging to the retaining planter wall so that further deterioration could lead to failure. The uPVC downpipe and guttering have also been displaced by stem growth. The extensive root systems could also lead to settlement and put further pressure on foundations.</i> <i>As far as we know, the tree isn't protected by a TPO, and therefore we are requesting for its full removal by tree surgeon, due to its potential to compromise the structural integrity of the property's foundations and mitigate the damp issues at the ground floor level</i>

RECOMMENDATION:	No Objection	
Application date	13/08/2026	
Tree Inspector	DM	Date: 13 th August 2026

Site

The Bay tree, as seen in the photographs, marked 1 on the plan, is situated in the front garden of the property. It is indiscernibly publicly visible.

A site visit was not deemed necessary to determine the appropriateness of the proposed works.

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

Proposal

Tree works proposed.

This application is being filed for the consent to remove the robust Bay Tree (marked '1. Bay Tree' on the '8 Oldfield Mews Tree location.jpg') in the front garden of 8 Oldfield Mews, directly adjacent to the external wall of the property.

We have attached the title plan with the approximate location of the tree marked.

The tree has reached height over two and half storeys and has caused concern to the building structure, as outlined below:

1. Photographic evidence shows substantial ivy and woody vegetative growth to the masonry planter that abuts the front elevation of the property.

2. Damp has been reported by the tenant to a number of locations at the external wall adjacent to the tree. This issue has been present for the last 3 years, with past remedial works providing only temporary mitigation of the issue. Evidence of water ingress and staining is present to the internal linings to the front elevation. The vegetative growth is likely a contributing factor, with root structures causing damage to mortar joints and holding moisture against the external wall, and as further damp remedial work and internal redecoration are planned, felling the tree alongside these works would be advisable.

3. In addition to the damp, vegetation proximity to the property structures is a concern, with roots already causing visible cracking and bulging to the retaining planter wall so that further deterioration could lead to failure. The uPVC downpipe and guttering have also been displaced by stem growth. The extensive root systems could also lead to settlement and put further pressure on foundations.

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Issues

Regarding the proposed removal of the Bay tree located within the front garden of 8 Oldfield Mews.

Having reviewed the information provided, including the description of the tree-related issues and the accompanying plan showing the approximate location of the tree, I can confirm that the Council has no objections to the removal of the low grade poor form Bay tree.

In my opinion, the tree does not merit further protection through the making of a Tree Preservation Order. Whilst it provides some limited amenity value, this is not sufficient to justify formal protection, particularly given its proximity to the property and the concerns raised regarding its contribution to ongoing building maintenance issues, including damp ingress, displacement of building elements, and damage to the adjacent planter structure.

Please note that this response relates solely to the consideration of whether the tree warrants protection by way of a Tree Preservation Order. Any works should be carried out in accordance with best arboricultural practice.

Recommendation

No Objection