

PROTECTED TREE REPORT (TREE WORKS)

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

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Application number	HGY/2026/1948
Application type	Conservation Area Notification
Site Address:	Land to the rear of 235, Archway Road, London, N6 5BS
<i>Proposal</i>	<i>I seek consent to remove one mature cherry tree situated on a narrow stretch of land to the rear of a Garage on Southwood Avenue. The tree has reached a size that is no longer appropriate for its location and is causing ongoing damage to surrounding structures and the safe use of the property. The root system has caused damage to the boundary wall adjoining 235 Archway Road. This wall is not merely a boundary feature but also functions as a retaining wall supporting a significant volume of soil. The continued expansion of the root system is placing increasing pressure on the wall, resulting in structural deterioration and creating concern that further damage will occur if the tree is retained. In addition to the damage caused by its roots, the tree has developed a pronounced lean towards the neighbouring property at 235 Archway Road. The lean is such that the neighbouring owners have altered the alignment of their boundary fence to accommodate the tree trunk. This demonstrates the extent to which the tree has outgrown its location and illustrates the impact it is having on neighbouring land. The root system has also produced numerous exposed surface roots extending across the garden. These roots create uneven ground, impede safe access to parts of the property, and make routine maintenance increasingly difficult. The issues described above are inherent to the tree's size, maturity and root development rather than being temporary or capable of being resolved through routine pruning. Crown reduction or other pruning operations would not address the structural damage being caused below ground or the continuing pressure exerted on the retaining wall by the expanding root system. For these reasons, removal of the tree is considered to be the most appropriate long-term solution to prevent further structural damage, reduce the risk of future failure of the retaining wall, improve safe access within the property, and avoid continued encroachment towards the neighbouring property. The proposal relates to a single tree only. If the Council considers replacement planting appropriate, I would be willing to plant a smaller ornamental tree in a more suitable location within the</i>

	<i>garden, thereby maintaining the contribution to local amenity while avoiding a recurrence of the existing problems</i>
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RECOMMENDATION:	Objection- Tree Preservation Order (TPO) Made	
Application date	10/07/2026	
Tree Inspector	DM	Date: 17 th August 2026

Site

The mature Cherry spp. tree, as seen in the photographs, and marked on the plan, is situated in the rear garden of the property. It is publicly visible from Southwood Avenue N6.

A site visit was 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.

I seek consent to remove one mature cherry tree situated on a narrow stretch of land to the rear of a Garage on Southwood Avenue.

The tree has reached a size that is no longer appropriate for its location and is causing ongoing damage to surrounding structures and the safe use of the property.

The root system has caused damage to the boundary wall adjoining 235 Archway Road. This wall is not merely a boundary feature but also functions as a retaining wall supporting a significant volume of soil. The continued expansion of the root system is placing increasing pressure on the wall, resulting in structural deterioration and creating concern that further damage will occur if the tree is retained.

In addition to the damage caused by its roots, the tree has developed a pronounced lean towards the neighbouring property at 235 Archway Road. The lean is such that the neighbouring owners have altered the alignment of their boundary fence to accommodate the tree trunk. This demonstrates the extent to which the tree has outgrown its location and illustrates the impact it is having on neighbouring land.

The root system has also produced numerous exposed surface roots extending across the garden. These roots create uneven ground, impede safe access to parts of the property, and make routine maintenance increasingly difficult.

The issues described above are inherent to the tree's size, maturity and root development rather than being temporary or capable of being resolved through routine pruning. Crown reduction or other pruning operations would not address the structural damage being caused below ground or the continuing pressure exerted on the retaining wall by the expanding root system.

For these reasons, removal of the tree is considered to be the most appropriate long-term solution to prevent further structural damage, reduce the risk of future failure of the retaining wall, improve safe access within the property, and avoid continued encroachment towards the neighbouring property.

The proposal relates to a single tree only. If the Council considers replacement planting appropriate, I would be willing to plant a smaller ornamental tree in a more suitable location within the garden, thereby maintaining the contribution to local amenity while avoiding a recurrence of the existing problems

Issues

I object to the felling of the mature Cherry tree and have made a Tree Preservation Order.

The tree is viewable from Southwood Avenue N6 and forms part of a green corridor (beta diversity) to the rear of the gardens adjacent to the A1.

A leaning tree is not a defective tree, and this tree (approximately 20°-degree angle), has over time, self-corrected perpendicular phototropism growth.

The tree is listed as being at the land to the rear of 235, Archway Road N6. However, its trunk is within the boundary of 2A Southwood Avenue N6.

Boundary posts also indicate that the tree is also within 2A Southwood Avenue.

The wooden slat fence has been constructed in such a way that it accommodates the Cherry.

An earlier visit to the site showed no direct damage to the wall. The resident has done excavation around the primary tension root, and we were informed that they were replacing the levels with a permeable surface.

Any future works to the wall or surfaces will require engineer solutions to encompass the tree's trunk and roots safely.

The tree scores worthy of a TPO when using a methodology to rate its worthiness.

The Local Planning Authority would not object to a future application for tree works to reasonably reduce the tree's crown again.

Recommendation

Objection

Tree Preservation Order made