

PROTECTED TREE REPORT (TREE WORKS)

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

Application number	HGY/2026/2122
Application type	Conservation Area Notification
Site Address:	53 Rosebery Road, Hornsey, London, N10 2LE
Proposal	<i>T4 Oak - Remove The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability at 55 Rosebery Road, London, N10 2LE</i>

RECOMMENDATION:	Objection- Make Tree Preservation Order (TPO)	
Application date	24/07/2026	
Tree Inspector	DM	Date: 21 st August 2026

Site

The mature Oak tree T4 (height 13.2m distance from property 10m), as highlighted on the plan, report, and photograph is situated in the rear garden of the property 53 Rosebery Road N10. It is publicly visible to the surrounding properties.

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

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

Proposal

Tree works proposed.

T4 Oak - Remove

The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability at 55 Rosebery Road, London, N10 2LE

Issues

I object to the removal of the Oak tree T4.

The Oak tree is implicated in an indirect damage case to the property 55.

The following is noted from the submitted details:

- Foundation depths are 1.3m for the rear extension. This meets with the NHBC table guidelines for building near trees within the zone of influence
- Trial pit/ bore hole 1 (TP/BH) adjacent to the foundations stops at 0.6 due to water strikes. Bore hole 2 is set away from the structure (distance not given). No Oak roots were found under the foundations only in BH2 which is randomly in the middle of the garden
- The structural Engineer's report has the BRE Digest 251 category 3- Moderate-Cracks that require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced.
- Soil analysis results are contradictory: Modified Plasticity Index is 53- 50% with Soil Suction 266- 286 kPa. CV plasticity reading. No Shear Vane or Oedometer results to further support the evidence. Moisture/ Water content is not below 30% and Driscoll's guidelines do not show desiccation. *However, this is all for BH2 and not TP/BH 1 adjacent to the extension foundations.* No drainage report has been submitted.
- Level monitoring results are limited and do not show seasonal vegetative movement, semi or permanent soil moisture deficit. Amplitude at point 2 is 11mm
- No alternative solutions, such as crown reductions or Engineer solutions, have been provided

The Oak tree scores high when using a methodology to rate its worthiness for a TPO.

The Local Planning Authority would consider a future application to crown reduce the Oak tree.

Recommendation

Objection- make TPO