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Arboricultural Implications Report

Proposed re-development at

Land to the rear of

17 Tower Terrace

Wood Green

London



March 2026

Ref. SJA air 26047-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. No trees that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of trees will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

S3. No trees will require pruning in order to facilitate the proposals.

S4. The incursion into the Root Protection Area of the tree to be retained is minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to its root system or rooting environment will occur.

S5. The proposed dwelling will not be shaded by retained trees to the extent that this will interfere with its reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which contribute to the overall character of the area, it complies with Policy DM18 of the London Borough of Haringey Council Development Management DPD (2017).

CONTENTS

1. INTRODUCTION AND BACKGROUND INFORMATION	4
2. PLANNING CONTEXT	8
3. THE TREES	13
4. TREES TO BE REMOVED	16
5. TREES TO BE PRUNED	19
6. ROOT PROTECTION AREA INCURSIONS	20
7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS	22
8. CONCLUSIONS	24

APPENDICES

1. Methodology
2. Outline arboricultural method statement
3. Tree survey schedule (SJA tss 26047-01)
4. Tree protection plan (SJA TPP 26047-041)

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Mr. Yousaf Khan to visit land to the rear of 17 Tower Terrace, Wood Green, London and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to London Borough of Haringey Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “**should not be quoted as if it were a specification¹**”; it is a set of recommendations intended to “**assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²**”. It does not form part of planning policy; it is neither mentioned nor referenced in the London Borough of Haringey Council Development Management DPD (2017) or the accompanying text, however it is referenced in the draft Local Plan, and is a material consideration to which weight is likely to be given.

¹ British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

1.2.3. The proposed development comprises the demolition of existing structures and redevelopment of the site to create one new home including access and associated works.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on the trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might come under pressure for removal after occupation because of shading or apprehension (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Tom Hovell of SJAtrees on Tuesday 3rd March 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is 0.02ha in size and currently forms the rear garden of 17 Tower Terrace. The south-west boundary abuts Mayes Road and the south-east boundary adjoins a nursery and parking area. The north-west boundary adjoins the dwelling of 17 Tower Terrace, and the north-east boundary abuts a neighbouring garden.



Figure 1: Site location shown on Google aerial image

1.4.2. The site is on even ground and currently comprises a collection of garages and portacabins associated with various activities incidental to the use of the main residence, along with a small patio area situated in the north-east corner of the site.

1.4.3. Historical maps and aerial photographs indicate that the site is situated on what was undeveloped ground until the late nineteenth century, when it was developed as an area of residential housing, with terraced properties with spacious rear gardens.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of London clay.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil. The class of soil and the indications of the British Geological Survey map suggest that trees may be shallow-rooted and that the soil is likely to be moderately susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is within the boundaries of the Wood Green Common Conservation Area. The Character Appraisal for this area mentions trees at paragraph 6.6, where it states that **“Elements within the public realm, such as original pavement materials, boundary walls, signage and planting and mature trees contribute greatly to the area’s quality, character and appearance”**. This paragraph goes on to describe the visual character of Tower Terrace as including: **“Small, densely vegetated green spaces on the northern side of the Terrace”**, and that of Wood Green Common as: **“Mature London Plane trees; landscaped public space at the eastern end of the Common, including pergolas, cast iron railings and granite fountain; red brick wall surrounding the western side of the common.”**

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals several applications for minor works, and one application for its re-development, as shown below:

- HGY/2021/2984 (October 2021). Erection of a single storey rear extension to the upper ground floor flat in the existing house; the erection of a new self contained three storey dwellinghouse with basement for the Applicant's own occupation on the rear garden of the same property. Refused.

2.1.2. The decision notice issued in response to the above planning application does not cite arboricultural issues amongst the reasons for refusal.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')³ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed places" the

³ The National Planning Policy Framework (NPPF) (December 2024). Ministry of Housing, Communities and Local Government

NPPF states: **“Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

2.2.4. Paragraph 136 in this section states: **“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”**

2.2.5. The section titled **“Meeting the challenge of climate change, flooding and coastal change”** states at paragraph 162: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes,**

and the risk of overheating and drought from rising temperatures . Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.6. In paragraph 187, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: “Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; [...]”

2.2.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: “When determining planning applications, local planning authorities should apply the following principles:

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.2.8. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16th December 2025 is noted; but as this

is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

2.3. Regional planning policy

2.3.1. Policy G1 ‘Green infrastructure’ of the London Plan⁴ states:

“A London’s network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:

- 1) identify key green infrastructure assets, their function and their potential function**
- 2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.**

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London’s wider green infrastructure network.”

2.3.2. Policy G7 ‘Trees and woodlands’ of the London Plan states:

“A London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.

B In their Development Plans, boroughs should:

- 1) protect ‘veteran’ trees and ancient woodland where these are not already part of a**

⁴ The London Plan (March 2021); Greater London Authority

protected site¹³⁹

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

¹⁴⁰ Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012”.

2.4. Local planning policy

2.4.1. Local planning policies are contained in the London Borough of Haringey Council Development Management DPD 2017.

2.4.2. The relevant section of Policy DM18: Residential Basement Development and Light Wells of the DPD states, *inter alia*:

“...And, where the proposed basement extends beneath the garden area:...Will not cause loss, damage or long-term threat to trees of townscape or amenity value...”

2.4.3. The glossary of terms within the DPD defines amenity as follows:

“A positive element or elements which contribute to the overall character of an area, for example open land, trees, historic buildings and the inter-relationship between all elements in the environment.”

2.4.4. The LPA has not published any Supplementary Planning Guidance that relates either to this site, or to the protection of existing trees.

2.5. Neighbourhood planning policy

2.5.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed six individual trees and one hedge growing within or adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural quality of the site is limited; comprising two specimens, both of which belong to native species. The adjacent gardens contain a mixture of native and non-native small trees and shrubs. Arboriculturally, the surrounding area is dominated by large mature and semi-mature specimen trees planted within the adjacent Caxton Gardens and Barratt Gardens.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as “**any area that’s been wooded continuously since at least 1600 AD**” and is considered an important and irreplaceable habitat.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The area known as Barratt Gardens, situated to the north-west of the site on the opposite side of Mayes Road, has been designated as Woodpasture and Parkland Priority Habitat, and its tree-covered sections designated as Deciduous Woodland Priority Habitat; however, this area shows no evidence of being 'ancient'; and consequently cannot be designated as irreplaceable habitat.

3.5. Trees that contribute to the character of the local landscape

3.5.1. As noted above in Section 2.4, local planning policies require the retention of trees that hold “**townscape or amenity value.**” There are no trees within the site which meet this criterion, however two of the surveyed off-site trees may be considered to do so:

- the London plane no. 1 growing as part of a planted feature within Barratt Gardens to the north-west of the site; and
- the ash no. 2, also growing as part of a planted feature, within Caxton Gardens to the north-west of the site.

3.6. Other trees

3.6.1. There is one mature tree growing on the site (goat willow no. 5), but this belongs to a species which is of small ultimate size. The remaining trees which are on or immediately adjacent to the site are either semi-mature or young specimens.

3.6.2. There is one category ‘A’ tree (London plane no.1) and 1 category ‘B’ specimen (ash no. 2). The remaining four trees are assessed as category ‘C’, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.6.3. The one hedge which was surveyed was assessed as category ‘C’.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site plan by AR Architecture, file name 25001 – ARA-ZZ-M3-A-RV02 have been assessed and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.7.2. The TPP identifies two trees to be removed to accommodate the proposed development, due to being situated within the footprint of the proposed structure. These are shown by means of **red crosses** on the TPP.

3.7.3. The TPP also shows how trees to be retained will be protected from damage

during demolition and construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

3.7.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, two individual trees (nos. 5 and 6) are to be removed due to being situated within the footprint of the proposed structure.

4.1.2. Details of the trees to be removed, including their dimensions, age class and BS5837 categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
5	Goat willow	5.5m	375mm	Semi-mature	C (12)
6	Elder	4.5m	285mm	Mature	C (1)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. As there are no ancient or veteran trees on site, none will be removed.

4.2.2. Trees no. 5 and 6 are growing in close proximity to each other with meshing crowns. Both of these trees are growing in contact with the surrounding portacabins within the garden, with goat willow no. 5 showing significant abrasion and adaptive growth in the contact areas on its trunk. The crown of elder no. 6 is limited due to extensive pruning works to accommodate the surrounding cabins within the garden, with the remaining crown being formed of limited regenerative growth.

4.2.3. The crowns of these two trees, specifically goat willow no. 5, are visible from the adjacent Mayes Road. However, their small size means their amenity value is limited to the immediate surroundings, and thus could not be said to contribute to the overall character of the area. This is especially the case when taking into account the presence of the large specimen trees within the nearby Barratt Gardens and Caxton Gardens, among which are the surveyed trees nos. 1 and 2. The planted features within these parks dominate the area and are visible in long views from the surrounding public areas, providing a mature arboricultural baseline; this can be seen in

Photographs 1 and 2 below. In contrast, trees nos. 5 and 6 hold limited landscape value.



Photograph 1: Image showing the crowns of trees nos. 5 and 6 in context with the large specimen trees growing within nearby public parks



Photograph 2: Google Street View image from Mayes Road to the south of the site

4.2.4. The two trees to be removed both belong to short-lived species, and therefore their potential to contribute to the character of the area in the future is limited. This is especially the case given the sub-optimal environment in which they are growing.

4.2.5. In the light of these considerations, and taking into account the absence of main arboricultural features on the site, the felling of the trees identified for removal will represent no alteration to the main arboricultural features within the surrounding area or Conservation Area.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. No trees require pruning in order to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 2.5m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

5.2.2. These trees will continue to grow; but an analysis of the ultimate genetic crown spreads of these specimens shows that only one of them (the ash tree no. 4) is likely to ever need pruning to keep it clear of the proposed structure. The average annual growth rates of ash trees of 500mm means that no pruning is likely to be necessary for another five years; and thereafter, this will need only a light reduction of the closest branches which is unlikely to be considered unreasonable. Furthermore, as the proposed dwelling is limited to ground floor and basement levels, the canopy of this tree is unlikely to come into contact with the structure even in the event of limited growth over the boundary and into the site.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837:2012. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.⁶

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear⁷, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Proposed changes to the levels within the garden area will encroach within the RPA of one of the trees to be retained. Details for this are shown in **Table 3** below.

Tree no	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
3	Portuguese laurel	Proposed lowering of garden area	45.0m ²	10.1m ²	22.4%

Table 3: Proposed incursions within RPAs

⁶ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁷ Ibid., para 5.3.1.

6.2. Assessment

6.2.1. The incursion into the RPA of Portuguese laurel is a result of the proposed lowering of the garden area by 1m. To minimise any potential impact on this specimen, excavation will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPA is avoided, and any roots encountered can be treated appropriately.

6.2.2. As a species, Portuguese laurel is good at tolerating root pruning and disturbance. As this specimen is semi-mature and of average physiological condition, there is no reason to suggest that it will not be able to tolerate the cutting of roots within this section of its RPA.

6.2.3. Accordingly, subject to implementation of the above measures, and considering the age, current physiological condition and tolerance of disturbance of this tree, no significant or long-term damage to its root system or environment will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. The proposed dwelling is not situated within the shadow patterns⁸ of any retained trees. Therefore, it will not be shaded to the extent that this will interfere with its reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, and the orientation of the property in relation to the tree and the prevailing winds.

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result. This is because the closest tree (ash no. 4) is a young specimen and small in height.

7.2.3. In addition, the retained trees are to the north-east of the proposed dwelling; that is, on the leeward side of the prevailing south-westerlies. Consequently, in windy conditions falling leaves and twigs will blow away from the dwelling, making it reasonably foreseeable that if a tree was to fall, it would also fall in this direction.

⁸ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR “Blue Book”⁹, stated at paragraph 5.11 (1) (ii) that **“incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”**¹⁰

7.3.2. This document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk); but this remains sound advice. It suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees from future occupants will be inevitable, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. The trees adjacent to the site are within the conservation area, and so the LPA would have to be given six weeks’ notice of any intention to prune. Then if the extent of the pruning proposed appears to the LPA to be excessive or harmful to the health, appearance or long-term potential of the trees, it could prevent this by making a TPO. Accordingly, the proposals comply with British Standard guidance on the likely impact of retained trees on the proposed development, as set out at paragraph 5.3.4.¹¹

⁹ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹⁰ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

¹¹ BS 5837:2012, 5.3.4.

8. CONCLUSIONS

8.1. Summary

8.1.1. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

8.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. No trees that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of trees will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

8.1.3. No trees will require pruning in order to facilitate the proposals.

8.1.4. The incursion into the Root Protection Area of the tree to be retained is minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to its root system or rooting environment will occur.

8.1.5. The proposed dwelling will not be shaded by retained trees to the extent that this will interfere with its reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.1.6. The size and disposition of the proposed dwelling is such that in our assessment it will not be unduly shaded and will receive reasonable sunlight and daylight. Its use is thus unlikely to lead to future demands for felling or severe pruning of trees.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural

attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

8.2.2. Although two trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained *wherever possible***”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 162 of the National Planning Policy Framework.

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

8.3. Compliance with regional planning policy

8.3.1. As all the existing trees assessed as being features in the existing built environment will be retained, in arboricultural terms the proposed development complies with Policy G1 ‘Green infrastructure’ of the London Plan.

8.3.2. As all trees of significant value and importance to amenity will be retained, the proposed development will protect, maintain and enhance the main arboricultural features of the site. As such, it complies with Policy G7 ‘Trees and woodlands’ of the London Plan.

8.3.3. As the first sentence of section C of Policy G7 of the London Plan states “**Development proposals should ensure that, wherever possible, existing trees of value are retained**”, it is acknowledged (by the words “wherever possible”) that there

can be cases where the retention of trees of value is not possible. Accordingly, in this case, where it has not been possible to retain every tree of value in the development proposal, there remains no breach of Policy G7.

8.4. Compliance with local planning policy

8.4.1. As the proposed development will not result in the removal of trees which contribute to the overall character of the area, it complies with Policy DM18 of the London Borough of Haringey Council Development Management DPD (2017).

8.5. Conclusion

8.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹², and shrub masses, hedges and hedgerows¹³ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.4. We categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule); but we also assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';¹⁴

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

¹² BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

¹³ Ibid., 4.4.2.7

¹⁴ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

A1.2.4. which trees are significant features of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy Ho 9 of the London Borough of Haringey Council Local Plan, as set out above; and

A1.2.5. our assessment of the trees' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Although we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹⁵.

A1.2.9. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**¹⁶.

A1.2.10. The 'Root Protection Areas' (RPAs)¹⁷ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with proposed dwellings (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication

¹⁵ BS 5837, 4.5.10.

¹⁶ Ibid., 5.1.1.

¹⁷ Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹⁸.

A1.2.12. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.13. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

¹⁸ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation and demolition

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that this is undertaken in a way that minimises excavation, disturbance and compaction of the soil within or adjacent to these RPAs.

A2.5. Manual excavation within RPAs

A2.5.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Preliminary Tree Survey Schedule

17 Tower Terrace, Wood Green, London, N22

March 2026

SJA Ref: tss 26047-01

Tree Survey Schedule: Explanatory Notes

17 Tower Terrace, Wood Green, London, N22

This schedule is based on a tree inspection undertaken by Tom Hovell of SJA trees (the trading name of Simon Jones Associates Ltd.), on Tuesday the 3rd March 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1". Tree nos. with no prefix are individual trees; trees with the prefix 'G' are groups of trees; the prefix 'H' refers to hedges or hedgerows; and the prefix 'W' refers to woodlands.

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. Normally mature, with a large trunk diameter for species; and showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life. Very few trees of any species reach the ancient life-stage.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate, comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

TREE SURVEY SCHEDULE

17 Tower Terrace, Wood Green, London, N22

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	London plane	16m	795mm	N 8m E 7.5m S 8.5m W 8m	S 4.5m	E 5m	Mature	Average	Moderate	Off-site tree; situated at terminus of planted feature within adjacent park; readily visible from Western Road and Tower Terrace; prominent in long views along Mayes Road.	A (12)
2	Norway maple	13.5m	490mm	N 4m E 6.5m S 6.5m W 6m	S 3.5m	SE 5m	Semi-mature	Average	Moderate	Off-site tree; situated at terminus of planted feature within public green space; readily visible from Tower Terrace and Mayes Road.	B (12)
3	Portuguese laurel	8m	150mm 120mm 250mm all est.	N 3m E 3.5m S 4m SW 3.5m W 3.5m	1m	SW 2m	Semi-mature	Average	Indifferent	Off-site tree; unable to observe base due to boundary fence; multi-stemmed; crown growing in contact with adjacent apartment building to the SE; foliage of average size, density and colour; readily visible from adjacent residences and gardens; top 4m of crown visible from Mayes Road.	C (1)
4	Ash	6.5m	50mm 80mm both est.	N 2.5m E 3m S 2.5m W 2.5m	1m	S 2m	Young	Average	Indifferent	Off-site tree; unable to observe base due to boundary fence; multi-stemmed; of form and habit typical of age and species; top of crown visible from Mayes Road.	C (1)
5	Goat willow	5.5m	375mm	N 3.5m E 4m S 3.5m W 4m	S 4m	N 3.5m S 2.5m	Semi-mature	Average	Indifferent	Trunk growing in contact with and abrading against wooden panel fence forming side of garden structure, showing evidence of adaptive growth in contact areas; prominent buttress rooting extending up to 600mm on S side; single trunk, showing 30° lean to the NW from 3m; multiple historical pruning wounds of up to 60mm on SW side, over public footway; minor epicormic growth throughout structure, with established epicormic growth forming lower crown; crown readily visible from Mayes Road and Western Road but of low overall landscape value due to small size.	C (12)
6	Elder	4.5m	285mm	N 1.5m E 0m S 3.5m W 2.5m	2.5m	SW 3m	Mature	Average	Poor	Growing within roofed area between garden structures; base occluding over low brick retaining wall; trunk showing 35° lean to the W; main stems historically pruned, leaving wounds of up to 120mm diameter; crown formed of regenerative growth and growing through small gap in corrugated plastic roof; two fungal fruiting bodies at 1.2m on trunk, consistent with <i>Ganoderma sp.</i> ; of low quality and limited arboricultural value; top of crown visible from Mayes Road, but of low overall landscape value due to small size.	C (1)
H1	Viburnum	2.5m	Max 30mm Avg 20mm	0.5m	0.2m	0.5m	Semi-mature	Average	Indifferent	Group of specimens planted as a hedge in front garden; maintained at uniform height and width; provide screening for front of dwelling; readily visible from Mayes Road and Tower Terrace but of low overall landscape value due to small size.	C (1)

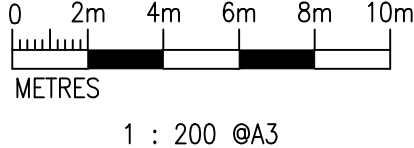
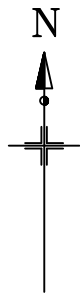
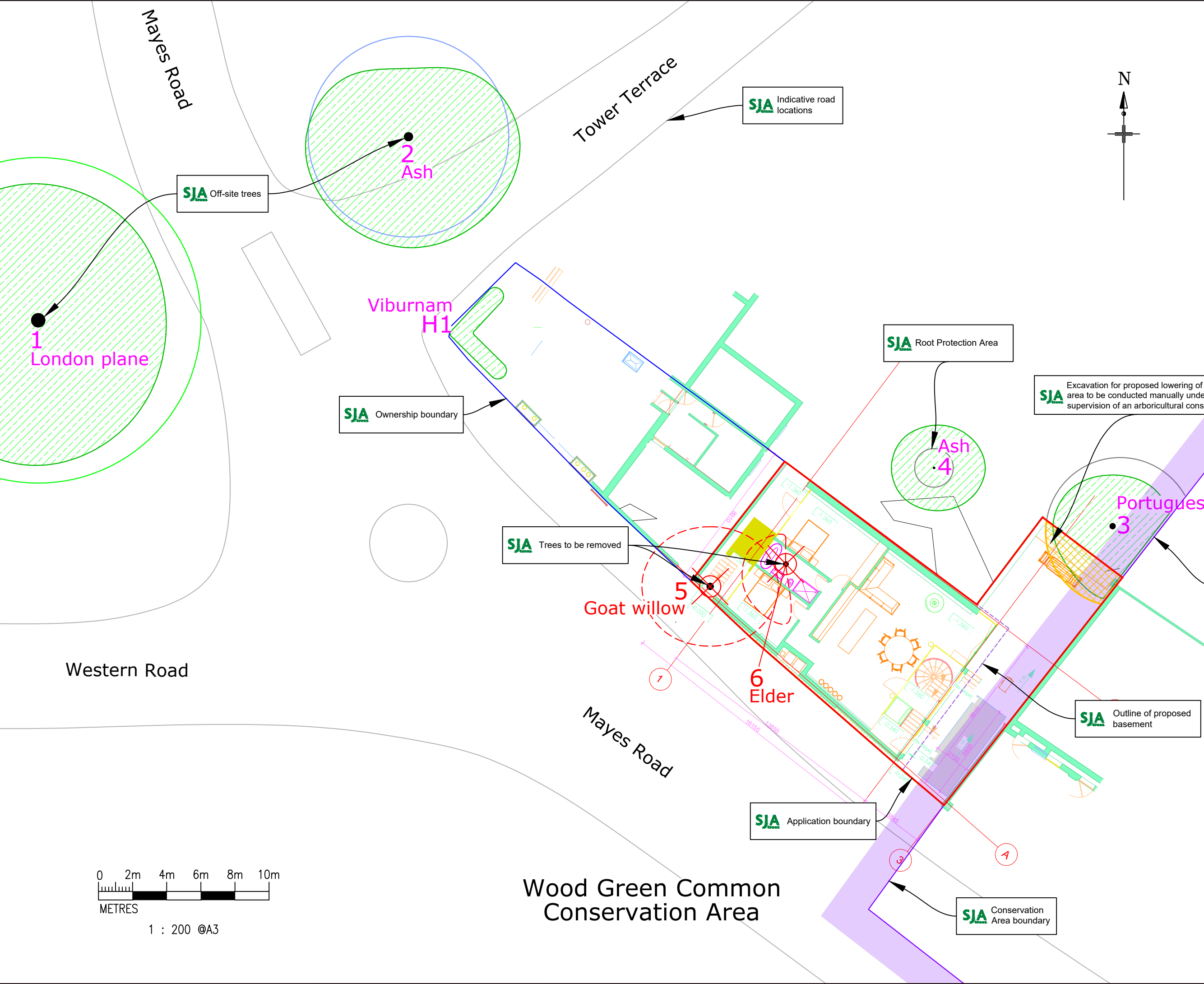
Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	London plane	285.9m ²	9.5m
2	Norway maple	108.6m ²	5.9m
3	Portuguese laurel	45.0m ²	3.8m
4	Ash	4.0m ²	1.1m
5	Goat willow	63.6m ²	4.5m
6	Elder	36.7m ²	3.4m
H1	Viburnum	2.5m ²	0.9m

APPENDIX 4

Tree Protection Plan



Arboricultural Impacts: Summary		
(For details, see below)		
Impact		No. of Trees
Trees to be removed		2
Groups of trees or hedges to be removed		0
TPO trees to be removed		0
Trees to be pruned		0
Trees where manual excavation needed within RPAs		1
Trees where above soil surfacing needed within RPAs		0
Trees with proposed underground services within RPAs		0
Trees to be Removed		
No	Species	Category
5	Goat willow	C (12)
6	Elder	C (1)
Trees that require manual excavation within RPAs		
No.	Species	Type of structure
3	Portuguese laurel	Lowering of garden area
Manual Excavation		
Within the root protection area of Portuguese laurel no. 3, the first 750mm depth of the proposed excavation to lower the garden area by 1m shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the tree will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. The excavated face shall be lined with an impermeable membrane prior to installation of a retaining wall, to prevent leaching of wet concrete into the surrounding soil.		

SJA Root Protection Area

SJA Excavation for proposed lowering of garden area to be conducted manually under on-site supervision of an arboricultural consultant

SJA Shape of Root Protection Area modified to reflect restriction to root growth

SJA ARBORICULTURAL PLANNING CONSULTANTS

Project: 17 Tower Terrace, Wood Green, London

Client: Mr. Yousaf Khan

Drawing: TREE PROTECTION PLAN

Drawing no: SJA TPP 26047-041

Based on: 25001 - ARA-ZZ-M3-A-RV02

Drawn by: TSH	Date of Issue: March 2026	Scale: 1: 200 @ A3
Checked by: FPS	Tel: (01737) 813058	sja@sjatrees.co.uk

Tree nos.: 4	Canopies of trees to be retained: [Green hatched]	Trees to be removed: 6
Category 'A' RPA: [Green circle]	Category 'B' RPA: [Blue circle]	Category 'C' RPA: [Grey circle]
Manual excavation: [Orange hatched]	Outline of proposed basement: [Dashed blue]	CA boundary: [Purple]
Application boundary: [Red line]	Ownership boundary: [Blue line]	

For further information refer to the SJATrees Tree Survey Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJATrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026

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