

Miss Chelsea Terry
Innovation Group
4
Linnet Court
Cawledge Business Park
Alnwick
NE66 2GD

18 December 2023

**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 2012
NOTICE OF PERMISSION (WORKS TO TREES)**

Case Reference HGY/2022/2764
Location 27, Dukes Avenue, London, N10 2PX
Proposal Works to tree protected by a TPO.
London Plane (T5) - Fell.
T5 & C1 are causing subsidence damage to the neighbouring property 2 Elms Avenue, Muswell Hill, London, N10 2JP. 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. Estimated costs of repair to the building are £55,000.00 if the influence of the tree(s) remain and £11,000.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = £66,000.00. It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). Note: Further monitoring results may be submitted if these become available during the course of this application. (Works to Wisteria (C1) will be considered separately under a Section 211 Notice)
Received 17 October 2022

The London Borough of Haringey as Local Planning Authority hereby REFUSE the above development in accordance with the application received on the above date.

Title	Description	Date
2 Elms Avenue LevelMonitoringReport 10.08.22		2 November 2022
Site Investigation Reports - 2 Elms Av		2 November 2022
0093348-Addendum Report		2 November 2022
Arb Report - 2 Elms Avenue - 13-07-22 Rev1		2 November 2022

Photos of the damage at 2 Elms Avenue
2 Elms Avenue LEVEL MONITORING 07.03.23
0093348-Addendum Report
2 Elms Avenue LEVEL MONITORING 24.05.23
2 Elms Avenue LEVEL MONITORING 08.08.23

2 November 2022
12 May 2023
12 May 2023
20 June 2023
25 September
2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 There is judged to be no sound arboricultural or overbearing practical reasons to justify the removal of this protected tree, the effect of which would be detrimental to the local amenity and the streetscene. The LPA consider that pollarding the tree would take the tree's roots (shoot/root ratio) out of the zone of influence and thereafter can be maintained on a common practice pollarding regime with London Plane trees generally pollarding well.

Informatives:

INFORMATIVE: The Local Planning Authority (LPA) would allow a significant crown reduction around the break as marked on the photograph below. The LPA would have no further objections to applications for the tree being managed as a regular pollard.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.