

Ben Robinson
70
Burford Gardens
Ben
London
N13 4LP

15 May 2024

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

Case Reference	HGY/2024/0712
Location	18 Coolhurst Road, Hornsey, London, N8 8EL
Proposal	Works to tree protected by a TPO. Yew (T1): Reduce all round by 2-3m All prescribed treatment to protect the health and stability of trees to be retained on the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained. All specified work is within good arboricultural practice and husbandry.
	(Please note that works to Willow (T2) will be considered under application reference HGY/2024/0713, as the tree is not protected by a TPO but is located within a Conservation Area)
Received	14 March 2024

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
18 Coolhurst Road.pdf	Sketch plan	14 March 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The Local Planning Authority view that no tree works are necessary to T1 and as such the works here would be detrimental to its visual amenity, health and contribution it makes to the conservation area, contrary to National Planning Policy Framework, March 2023, Policy G7 of the London Plan 2021, Policy SP13 of the Haringey Local Plan 2017 and policies SO4.4 and OS2 of the Highgate Neighbourhood Plan 2017).

- 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.