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17 July 2024

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

Case Reference	HGY/2024/0555
Location	53 Twyford Avenue, Hornsey, London, N2 9NR
Proposal	Works to tree protected by a TPO:
	T4 Oak of MWA Arb Report
	Works: Remove (fell) to near ground level and treat stump to inhibit regrowth.
	Reason: Clay shrinkage subsidence damage at 2 Ringwood Avenue, N2 9NS
Received	1 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
Geocore SI Report 27.02.23.pdf	Other relevant information	1 March 2024
SUB230414-12922p.pdf	Sketch plan	1 March 2024
REASONS FOR WORKS - 2 Ringwood Avenue.pdf	Statement of reasons for work	1 March 2024
QG Tech Report 13.12.22.pdf	Other relevant information	1 March 2024
Tree survey_included_in_Sketch plan.pdf	Tree survey	1 March 2024
MHN LM 17.07.23 - 16.01.24.pdf	Other relevant information	1 March 2024
QG Site Photos.pdf	Other relevant information	1 March 2024
QG Tech Conclusion Report.pdf	Other relevant information	1 March 2024
MHN LM 17.07.23 - 25.02.24 Redacted		24 April 2024
MHN LM 17.07.23 - 24.04.24		30 April 2024
MHN LM 17.07.23 - 09.06.24		28 June 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The Local Planning Authority is not satisfied that sufficient grounds have been provided to justify the removal of Tree (T4) as no alternative solutions have been provided or fully investigated for this case and as such the works here would lead to the unacceptable loss of a mature tree detrimental to the visual amenity of the area, contrary to National Planning Policy Framework, March 2023, Policy G7 of the London Plan 2021, and Policy SP13 of the Haringey Local 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.