

Support for TPO/25/1076 – Lime Tree House, Cley-next-the-Sea, High Street, Holt NR25 7RG

FAO: Imogen Mole, Senior Landscape Officer (Arboriculture) & TPO Case Officer

Planning Department
North Norfolk District Council
Council Offices
Holt Road
Cromer
Norfolk
NR27 9EN

29 September 2025

Dear Ms Mole,

I am writing in support of the continued protection of the **Large-leaved Lime tree** located at **Lime Tree House, Cley-next-the-Sea**. Please find below my assessment and supporting information for the Planning Committee's consideration to confirm the Tree Preservation Order in perpetuity.

Condition and Suitability

The **Large-leaved Lime tree** (*Tilia platyphyllos* '**Rubra**') is a mature specimen in good physiological and structural condition. Although eight or ten lower limbs were historically lopped late last year without a Section 211 notice for proposed works, leaving stubs and tears to the bark, the tree is responding well with strong epicormic regrowth over the last few months. With appropriate corrective pruning to address poorly cut stubs to promote occlusion against decay, and to manage potential conflicts with the GPO and low-voltage cables, there is every reason to expect that the tree will continue to thrive and reach its full lifespan, which can exceed 150 years.

Routine inspection is a landowner duty; whether annual, biannual, or triannual, these checks help to identify hazards at an early stage. Utility companies provide free advice regarding overhead service lines. It should also be noted that the removal of deadwood is exempt from the requirement for TPO consent.

An individual tree inspection undertaken by myself, a qualified Arboriculturist, in May 2022 identified no significant defects or hazards associated with limbs overhanging the footpath, road, garage, or driveway. At that time, there was no arboricultural justification for the removal of major limbs. The minor tree work recommendations put forward to crown lift over the road, target prune away from the utility lines, and reshape to balance the crown were never carried out, as the owners left the property without taking my advice and the house has been left unoccupied since October 2022. The front driveway has been cleared of other shrubs and trees to accommodate the storage of boats last winter by unknown persons.

Public Visibility and Land Use

The Lime tree is highly visible, contributing to both the immediate street scene and wider landscape. It forms a focal point of continuity and maturity, ensuring its amenity value remains high under current and potential future land uses. Its presence strengthens the local character and provides significant public benefit.



Historical Significance

The newly built property in the early 1970's was purchased by my parents and originally named "**Lime Tree House**" after a large Huntingdon Elm that had been mistaken for a Lime tree. That Elm sadly succumbed to Dutch Elm Disease, but in 1977 I replanted with two small Large-leafed Lime sapling trees in keeping with the house name. After 4 to 5

years, I selected the strongest of the two to grow into the magnificent tree seen today which continues that tribute.

This Large-leafed Lime tree now stands in memory of my brave parents. Troop Sergeant Ormande Allan Kingsbury, B Squadron, 15th (Scottish) Reconnaissance Regiment, who served in the army with distinction until being wounded in World War II. In 1990 my father died at the age of 66 from heart failure while at the house and my mother, Patricia Kingsbury, died also of heart failure in 2000 at the house. The Lime tree is now dedicated to their memory and as a tribute to my father's bravery and to the freedoms secured through his sacrifice. The tree's presence was so central to the property's identity that the house itself was named "**Lime Tree House**" and now the tree stands apart in their honour.

As such, the Lime represents more than a mature and valuable specimen; it embodies the history of the family, the character of the property, and the enduring symbolism of remembrance. Its protection carries both arboricultural and cultural importance, ensuring that this living memorial continues to stand for future generations.

Conclusion

This Large-leafed Lime tree is healthy, vigorous, and of strong long-term potential. It provides high public amenity, occupies a prominent place in the landscape, and carries historic significance through its commemorative planting and its association with the naming of **Lime Tree House**. Protection under the TPO is therefore fully supported.

NB: Many LPA's have adopted TEMPO as a means to assess justifying Tree Preservation Orders. I have used the same criteria to assess defending a Tree Preservation Order for this Large-leafed Lime tree, see Appendix – TEMPO Assessment attached.

Yours sincerely,

Adrian Kingsbury, BSc (Hons), HND Arb, Cert Arb

18 Hares Close,
Little Snoring
Fakenham
NR21 0NZ