



**FAO LEGAL DEPARTMENT**  
North Yorkshire Council (Harrogate area)  
PO Box 787  
Harrogate  
HG1 9RW

Your Ref:

Our Ref:

Date:

11 March 2025

Please ask for:

Direct Dial:

E-mail

## SECOND NOTICE

Dear Sirs

North Yorkshire County Council

We are a firm of solicitors instructed by [REDACTED] (our **Client**), the buildings insurer of [REDACTED] (the **Property**) in connection with a claim for subsidence damage. Please kindly note our previous correspondence to you on 28 June 2024 which we cannot trace having received a response to.

Our client's property is suffering from crack damage, first discovered in 2022. The damage comprises cracking to the walls and ceilings in the lounge, hallway, kitchen, bathroom, two bedrooms and the exterior of the property. Technical investigations were undertaken and the cause was determined to be clay shrinkage subsidence damage caused by the nearby Lime trees, which are under your ownership and control. The purpose of this letter is to ask to you to take action in respect of your vegetation.

We strongly urge you to take immediate action in respect of your trees, referred to in the attached Arboricultural report, and accord with the advices given. The actions can be summarised as follows:

| Tree No. | Species | Age Cat | Approx. Height (m) | Distance to Building (m) * | Ownership           | Action               | Requirement   |
|----------|---------|---------|--------------------|----------------------------|---------------------|----------------------|---|
| T1       | Lime    | 1       | 14                 | 5.8                        | B – Local Authority | Remove               | Remove close to ground level and manage stump to inhibit regrowth.  |
| T3       | Lime    | 1       | 14                 | 11.3                       | B – Local Authority | Maintain as detailed | Crown reduce overall canopy by 30% (minimum) to achieve a crown volume reduction in line with BRE IP7/06. Maintain at reduced dimensions by re-pruning back |