

# 13 Architectural Consultants Ltd

For All Your Planning And Structural Needs!

## 13 ARCHITECTURAL CONSULTANTS LTD

08 Coplow Avenue, Evington, Leicester, LE5 5WA  
Email: 13drawings@gmail.com | Tel: 07412 502035

## Landscaping Details Statement

**Application Type:** Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution – Children's Home)

**Site Address:** 141 Heath Lane, Earl Shilton, LE9 7PF

**Local Authority:** Hinckley and Bosworth Borough Council

**Applicant:** Mr Zunaid Akbar Anwar

**Agent:** Faizal Osman, 13 Architectural Consultants Ltd

**Date:** 30th June 2025

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This planning application seeks permission for the **change of use of the property at 141 Heath Lane** from Class C3 (dwellinghouse) to Class C2 (residential institution), to operate as a **children's home accommodating a maximum of three children under 18 years of age**.

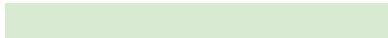
We confirm the following in support of this proposal:

- **External works are minimal**, limited to the installation of a **bin store** as shown on the submitted site plan.
- **No structural alterations** are proposed to the building, site access, boundaries, or general layout.
- The **existing landscaping**, including fencing, garden spaces, and hard surfacing, will remain unchanged.
- There is an **existing tree located at the rear of the property**. This tree is **not subject to a Tree Preservation Order (TPO)** or any conservation restrictions. **We will not be carrying out any works on the tree, nor will it be removed**.
- The proposal will **not negatively impact** the character of the property or the wider residential setting within Hinckley and Bosworth Borough Council's jurisdiction.

Due to the limited nature of the proposed external changes and the retention of all existing landscape features, including the rear tree, a **formal landscaping scheme is not required** at

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this time. Any future external alterations will be subject to a separate planning application or condition discharge, if necessary.

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### **Faizal Osman**

Director, 13 Architectural Consultants Ltd