

PLANNING CONSULTATION RESPONSE

FTAO – Panyun Chow	To London Borough of Havering
App Reference: P1562.25	
Date: 10/02/2026	Contact: IniOluwa Owoyemi

Application: Change of Use from Hot Food Takeaway (Sui Generis) to Barber Shop (Class E) and retrospective installation of a new shopfront.

Location: 88 Ardleigh Green Road, Hornchurch, RM11 2LG

Comments:

Public Transport Accessibility (PTAL)

The site has a PTAL rating of 1b, indicating very poor access to public transport. Despite the low PTAL, the scale and nature of the proposed use (a small barber shop) typically generate low levels of vehicle activity and do not place significant demand on parking or the wider network.

Trip Generation & Highway Impact

The change of use from a takeaway to a barber shop is expected to reduce delivery-related vehicle movements, which are often the main generators of short-stay activity for hot food premises. Trip generation for a barber shop is modest and spread throughout the day. No material impact on the surrounding highway network is anticipated.

Parking Requirements

Although the PTAL is low (1b), the development is minor in scale and does not require dedicated off-street parking. Customers typically stay for short appointments and can use nearby kerbside parking where available. No overspill parking issues are expected beyond the existing baseline.

Servicing & Deliveries

Servicing needs for a barber shop are minimal and generally limited to occasional small package deliveries, which can be accommodated via existing on-street arrangements. No adverse impact expected.

Pedestrian Safety & Access

The shopfront installation must maintain adequate pedestrian clear width along the footway. No projections, obstructions, or A-boards should be placed on the public highway without separate consent.

Cycle Parking

While not strictly required for a small Class E use, the applicant is encouraged to provide at least one staff cycle parking space, in line with London Plan aspirations.

Summary

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Works in the Public Highway

This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

IniOluwa Owoyemi

Highway Development Management Engineer