

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1562.25

WARD: Squirrels Heath **Date Received:** 9th December 2025

ADDRESS: 88 Ardleigh Green Road
Hornchurch

PROPOSAL: Change of Use from Hot Food Takeaway (Sui Generis) to Barber Shop (Class E) and Installation of a New Shopfront (Retrospective)

DRAWING NO(S): 25-912-P00B
25-912-P01
25-912-P02
25-912-P03

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE AND SURROUNDINGS

The application site comprises a two-storey mid terrace property with the ground floor used as Baber shop (previously a vacant hot food take away use) and residential accommodation on the upper floor.

The site is located partly within the Local Centre.

THE PROPOSAL

Change of Use from Hot Food Takeaway (Sui Generis) to Barber Shop (Class E) and Installation of a New Shopfront (Retrospective).

It is acknowledged that the proposed front elevation includes signage, which requires separate advertisement consent and does not form part of this application. If planning consent is granted, an informative will be placed on the application to advised the applicant advertisement consent is required for the signage to the unit.

RELEVANT PLANNING HISTORY

88 Ardleigh Green Road

* A/HOR/20/50 - Hanging Sign (Approved)

- * ES/HOR 332/59 - Alterations to Shop Front (Approved)
- * ES/HOR 332/59 - Extension (Approved)
- * L/HAV A/146/66 - 2 Advertising Panels (Refused, Appeal Dismissed)

88/90 Arldleigh Green Road

- * L/HAV 1045/73 - Alterations to Shop Front + Erection of Paraffin Vending Machine (Withdrawn)
- * A/42/73 - Non-Illuminated Facia Sign (Approved)

Nos. 84 to 90 - P1598.23 - Approved subject to conditions - Demolition of existing buildings and construction of a 3 storey building comprising residential dwellings (Class C3) with landscaping, cycle parking and associated ancillary development 29.11.24.

ENF/243/24 - It should be noted that no. 88 does not form part of the enforcement notice or the current appeal.

REPRESENTATION SUMMARY

Letters of notification were sent to neighbouring properties.

25 letters of responses were received on the application. The comments made can be summarised as follows:

- 1.The whole development needs to be stop; the car wash and barbers has open without planning consent.
- 2.Already there are 2 barbers within the parade, no need for another one.
- 3.Increase in noise and traffic impacts.
- 4.Light pollution from the signage.
- 5.The proposal does not support the local economy or community.
- 6.The property should be demolished into flats, as granted under planning approval ref. P1598.23.
- 7.The application does not include the upper floor.
- 8.The new shop is not in line with design of the character and appearance of the other units.
- 9.The hours of operation are not in line the website or other shops.

Officer Response

Insofar as they relate to material planning considerations the representations received are responded to in the report below. However, no grounds have been raised which would represent a reasonable basis for a refusal of planning permission.

Environmental Health/Protection - no objections to noise, contamination land or air quality.

Highways Authority - no objections to the proposal.

PLANNING POLICIES

National Planning Policy Framework (2025)

National Planning Practice Guidance

London Plan (2021) policies: D1 - London's form, character and capacity for growth; D4 - Delivering good design; Policy D11 Safety, security and resilience to emergency
Policy D14 Noise; Policy T4 Assessing and mitigating transport impacts;
and T6 - Car parking

Havering Local Plan (2021) policies: Policy 7 - Residential design and amenity; Policy 12 - Healthy Communities; Policy 13 - Town centre development; Policy 24 - Parking provision and design; and Policy 26 - Urban design

PRINCIPLE OF DEVELOPMENT

Officers acknowledged that comments have been made to the car wash and the upper floor of application site. However, the current planning application is only for the ground floor unit seeking retrospective approval for the change of use from hot food take away to barber shop.

The proposal seeks retrospective approval for the change of use of the pervious existing vacant unit from Sui Generis (hot food take away) to Class E (c) iii. (barber shop). The application form states that the unit has been used as barber shop since May 2025.

The application site is partly located within the local centre. The most relevant policy would be Policy 13 of the Local Plan.

The drafting of the Local Plan predates the changes made in September 2020 to The Town and Country Planning (Use Classes) Order 1987 (as amended). Consequently, Policy 13 and 14 refer to the old class uses.

Policy 13 states that within primary frontages, the Council will seek to increase the amount of retail floor-space, resist the loss of shops and prevent the clustering of certain uses where this would harm the town centre's primary shopping function, character and appearance. Use Class A1 should be the principal land use as this contains the most important shopping facilities, those which attract the greatest number of customers and those which contribute most to the vitality and viability of the respective centres.

It is considered that the change of use to Class E (c) iii would benefit the shopping function, character and appearance, vitality and viability on the edge of the local centre. Consideration has been made to the economic and community benefits associated with the proposal and it is considered that the barber shop will still be acceptable in principle. As a retail use there is not policy grounds for refusing another barbers where there are already other barbers nearby. As such, this does not warrant a reason to refused planning permission.

The exact nature of the Class E use has been provided by the applicant, where the barber shop will be providing a commercial service principally to visiting members of the public on the edge of the

local centre. The opening hours of 9am to 7pm Mondays to Fridays, 8am to 6pm on Saturdays and 10am to 5pm Sundays and Bank Holidays are suggested online.

The impact on the amenity of adjoining or adjacent residential accommodation and non-residential uses, the impact on the street scene and the impact on parking and the highway are addressed later in this report.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is acknowledged that shopfront has already been replaced with a large glazing window and the door has remained in the same place. However, the retail shops within the local area are mixed with large glazed or window panels. As such, it is considered that the design of the shopfront will not cause negative impact on the visual appearance in the streetscene and the proposal will integrate satisfactorily with the streetscene and on the edge of the local centre.

It is found that the design, size, siting and scale of the retrospective development is such that it would not result in any significant harm to the character and appearance of the site, the streetscene nor the area more widely. To warrant a reason to refused planning permission. The development is considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

IMPACT ON AMENITY

Given the proposed Class Ec iii use, it is considered that the use of the site may cause noise or disturbance to neighbouring properties. However, it is acknowledged that the noise and disturbance would unlikely cause more noise and disturbance when compared to the previous Sui Generis (hot food take away) use, there are other Class E uses nearby and Public Protection raise no noise issues so it may be difficult to refuse this application on this basis.

The exact nature of the Class E use has been provided by the applicant, where the barber shop will be providing a commercial service principally to visiting members of the public on the edge of the local centre. The applicant has made no reference to opening hours. Nearby units have similar opening hours but close between 6 to 6.30pm, and only stay open until 4pm on Sundays or are closed, so it would be difficult to refuse these opening hours. The nearby unit at no. 92 to 94 Ardleigh Green Road have opening hours of 7am to 11pm Mondays to Sundays

As such, if planning permission is granted hours of operation condition will be imposed in line with other nearby units. The scheme will not be unneighbourly.

It is considered that the retrospective design, size, siting and scale of the development proposed are such that it would not result in any impacts on the amenities of the site, neighbouring occupiers nor the wider area to a degree that would justify a refusal of planning permission. The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

HIGHWAY/PARKING

The level of car parking provision relates to the accessibility of the site. The site has a PTAL of 2 and is within inner London and is within walking distance of bus routes and Gidea Park station. Despite the low PTAL, the scale and nature of the use will generate low levels of vehicle activity and do not place significant demand on parking or the wider network.

The Highway Authority was consulted and raised no objections to the change of use to E class as barber shop. They have also stated that customers typically stay for short appointments and can use nearby kerb side parking where available. No overspill parking issues or adverse impact expected as result of the use.

Taking the above into consideration, it is considered that it would be difficult to substantiate a refusal on appeal due to parking. It is considered that the proposal will not create any parking or highway issues

With regards to waste and refuse storage, it is not considered that the Barber shop would give rise to waste demands greater than its previous use as a hot food take away. Additional details can be secured by condition if minded to grant planning permission.

OTHER ISSUES

Equality and Diversity

The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. In considering this application and preparing this report officers have had careful regard to the requirements of the Equality Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's duties under this important legislation.

CONCLUSION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the objectives of planning policies have been met, and planning permission should be approved. As there are no other material planning considerations which would justify reaching a different conclusion, it is recommended that planning permission is granted subject to conditions.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

2 SC10C Materials as per application form

The retrospective development hereby approved shall be constructed in accordance with the materials detailed under Materials Section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3 SC19 (Restricted use) ENTER DETAILS

The use hereby permitted shall be for Barber shop Class E (c) iii use only and shall be used for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application.

4 SC27 (Hours of use) ENTER DETAILS

The premises shall not be used for the purposes hereby permitted other than between the hours of 9.00am and 6.00pm on Mondays to Saturdays, and 10.00am to 4.00pm on Sundays, Bank or Public holidays without the prior consent in writing of the Local Planning Authority.

Reason:-

To enable the Local Planning Authority to retain control in the interests of amenity.

5 SC58 (Refuse and recycling)

Within 3 months of the date of the decision, details of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be provided in accordance with approved details and permanently retained thereafter.

Reason: Submission of how refuse and recycling will be managed on site detail within 3 months of the date of the decision will protect the amenity of occupiers of the development and also the locality generally.

INFORMATIVES

1 Non Standard Informative 1

This permission does not infer or grant approval to the introduction of changes to the advertisement or fire safety arrangements. Such changes will require the submission of a

separate application for advertisement consent or contact other bodies, as appropriate.

Reason:-

To enable the Local Planning Authority to retain control in the interests of amenity.

2 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

3 Building Regs

You should also check whether the development requires separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

Authorising Officer:



Neil Goate

20th March 2026