



Development Management
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Date 18/02/2026
Your ref PP-14683050
Our ref A57/312895/5

Dear Sir/Madam

Change of use of tattoo parlour to use class E (hairdressers/hair salon) at unit in Clarence House, Post Office, High Street, Henfield.

Please find enclosed a full planning application for the change of use of the existing tattoo parlour (sui generis) to use class E (hairdressers) at the above site.

The proposal would not require any changes to the external appearance of the building or external works to facilitate the proposed change of use. The application relates solely to the change of use aspect of the unit.

The unit at Clarence House is located within the built-up-area of Henfield, within the Town and Village Centre and the Primary Shopping Area. The site is also located within the defined Henfield Conservation Area.

Background and planning history

The existing tattoo parlour use of the site was granted permission under planning application DC/16/1277. This permission was subject to a condition regarding the hours of operation of the unit which states that "The premises shall not be open for trade or business except between the hours of 08:00 and 18:00 Mondays to Fridays; 09:00 and 17:00 Saturdays; and no trade or business shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Relevant Planning Policy

Use Classes

On the 21st July 2020, the Government published the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 which came into force on the 1st September 2020.

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As a result of the changes to the use class order, use classes A1, A2, A3, B1, D1 (parts a-b), and D2 (part e) were revoked and replaced these with new use class E.

In light of the changes to the use class order it is now considered that the proposed use of the unit as a hairdressers would fall under new use class E.

There is some uncertainty as to whether the existing tattoo parlour use would fall under a Class E use or be considered sui generis. The new wording in Use Class E says '*any other services which it is appropriate to provide in a commercial, business or service locality*' which in our opinion would bring a tattoo parlour use into Class E use. However, as planning permission DC/16/1277 explicitly grants permission for a 'Change of use to tattoo parlour' and does not refer to the use class, it is considered that for the avoidance of any doubt a planning application to change of use of the unit to Class E is necessary.

National Planning Policy

The NPPF (2024) confirms at paragraph 85 that "Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Local Planning Policy

Policy 12 (Vitality and Viability of Existing Retail Centres) of the Horsham District Planning Framework (HDPF) defines the hierarchy of the district's town and village centres into Primary, Secondary and Tertiary centres. Henfield is defined as a secondary centre, behind the primary centre of Horsham. This policy states that these centres will be supported and enhanced through the promotion and encouragement of activities in town and village centres so they continue to be the prime focus for community life in the District, this will be achieved by maintaining a diverse range and choice of suitable uses including retail, business and commercial uses.

Policy 13: Town Centre Uses states that main town centre uses will be encouraged within the defined town and village centre boundaries, in accordance with the Council's "Town Centres First" Strategy. This policy states that development proposals for main town centre uses will be allowed within these centres provided that the proposals are of an appropriate scale; compliment the vitality and viability of the centre, be accessible, and improve the character, quality and function of the centre as a whole.

Policy 32: The Quality of New Development and Policy 33: Development Principles both seek to promote development which is of high quality and design, and is sympathetic to the distinctiveness of the locality. Policy 33 also requires developments to consider the

scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

Policy 34: Cultural and Heritage Assets states that development should preserve and/or enhance the special character and distinctiveness of the Conservation Area.

Appraisal of proposal against planning policy

As set out above, the unit is located within the built-up-area of Henfield, within the defined Town and Village Centre and the Primary Shopping Area. Whilst the proposal would result in the loss of a tattoo parlour, the proposed use as a hairdressing salon is considered to be an appropriate use within the defined Town and Village Centre. The proposed hairdressing salon would help to contribute to the diverse range and choice of services in the Town and Village Centre and does not detract from the overall character and proportion of retail uses within the Centre. In light of the above, it is considered that the proposal would comply with the objectives of Policies 12 and 13 of the HDPF.

There are no external changes proposed through the application, with the existing elevation details to remain the same. As such, the proposal is thought to preserve the existing character of the Conservation Area or have any impact on the existing street scene. The proposed change of use is therefore considered to be in accordance with the requirements of Policy 34 of the HDPF.

The site is generally bound by other similar town centre and retail uses, the small-scale and ground floor nature of the site means that there will be no overlooking of neighbouring buildings. The hours of operation of the existing tattoo parlour are restricted via condition, the proposal does not seek to amend these hours of operation, and the proposed hairdressing salon would also adhere to these same hours. There is a residential flat above the unit, however, given the existing use of the unit and the other surrounding town centre uses, and the conditions restricting the operating hours of the site, it is not thought that the proposal would have any adverse impact on neighbouring properties. The proposal is therefore considered to comply with Policies 32 and 33 of the HDPF.

Conclusion

It is considered that the proposed change of use of the tattoo parlour to a hairdressing salon would be appropriate given the circumstances set out above. Furthermore, the proposed change of use would still maintain the integrity and appearance of the existing building, the streetscene and the character of the Conservation Area, and would not have any material impact on the visual amenities of the local area or neighbours or give rise to any other material impacts.

I trust that you have everything you need to validate this application and look forward to hearing from you in due course, however, please do not hesitate to contact me should you have any queries.

Yours sincerely

A handwritten signature in black ink that reads "Rainer." with a period at the end. The signature is written in a cursive style.

Peter Rainer
Principal Director of Planning
For and on behalf of DMH Stallard LLP