

28 September 2026

Planning Department Team
Haringey Council London Borough

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Office F4
44 Broadway
London
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admin@radon86.co.uk

Dear Sir/Madam

Re: Certificate of lawfulness for proposed use of ground floor shop as Nail and Beauty Salon

SITE LOCATION: 125, High Cross Road, London, N17 9NR

On behalf of our client, Mr Dang Van Phung, I am pleased to submit this application for the above property, via the Planning Portal (ref: PP-15125102).

Site and Existing Use:

The premises are located at High Cross Road, Tottenham. Location is well represented with a mixture of national retailers together with a number of independent traders and other local businesses.

The Property is a three storey, mid terrace building. Upper floors offer separate premises/property and are not included in the application. Hence, the application is for retail unit only. (Please refer to submitted Floor Plans). The retail unit includes an open plan sales area with shop window display. The subjected property is not of any historic significance and according to Conservation areas Maps available at council's website, it is not located within any Conservation area.

Proposed Use:

The site is vacant with previous use Class E(c)(iii), office. The proposal is to start a Nail and Beauty Salon. The access to the property is as existing from the front via Station Parade over the existing pavement. (Please refer to Location Plan). There is ample parking available on High cross Road and in town centre and at walking distance from site.

Grounds for Application:

Nail and Beauty bars have clearly become a well-established feature of modern high streets. The nail bar use is considered to align with the purpose of the Use Classes overhaul in September 2020, which aimed to 'better reflect the diversity of uses found on high streets and in town centres and to provide the flexibility for businesses to adapt and diversify to meet changing demands'.

Whilst nail and Beauty bars were historically classed as Sui Generis, following the changes to the use class regulations, it appears that a nail bar would fall within Class E(c)(iii) "Other appropriate services in a commercial, business or service locality.

This is evident from a recent appeal decision where the Inspector debated this issue and reached this conclusion (paragraphs 6-9). Appeal Ref: APP/V5570/C/21/3277829.

The recent decision (PL/0205/26) from London Borough of Harrow also reflects that Nail saloons are categories within Class E(c)(iii).

Similarly, the recent planning decisions of our other clients suggest that local authorities across different areas in the England also classified Nail shops under Class E(c)(iii).

The decisions from Manchester City Council, Ref: 145446/LP/2026, reflects that the Nail saloons falls under class E(c)(iii). Similarly, Elmbridge council Granted certificate of lawfulness for Nail shops under class E(c)(iii) via their decision Ref: 2025/2938. Lambeth Council, also granted the Certificate of proposed lawfulness for nail shop under class E(c)(iii) very recently via Ref: 25/02912/LDCP, under same grounds.

Therefore, given the small size of the unit, being currently vacant and having previous permission under the retail category (E), the proposed use is considered to be appropriate to the commercial locality and there would be no material harm to the vitality of this retail location, which ensures that the proposed change application harmonises with the existing street scene.

Further, having regard to the nature of the proposed use and its surroundings, it is not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance.

Based on the above information, it is requested to grant the Certificate of lawfulness for proposed use of ground floor as Nail and Beauty Salon.

This application accompanied the following documentation:

- This cover Letter
- Online Application Form
- Correct Application Fee of £404.00, Paid Online via Planning Portal
- Site Existing Floor Plans (Scale 1:100)
- Site Proposed Floor Plans (Scale 1:100)
- Location Plan (Scale 1:1250)
- Decision Notice for planning application PL/0205/26, 145446/LP/2026, 2025/2938 and 25/02912/LDCP.
- PINS Decision Notice for Appeal Ref: APP/V5570/C/21/3277829.

Please note that the national list of requirements and the local validation checklist have been fully adhered to in the preparation and submission of this planning application. Should you have any queries in respect of this submission, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written conformation of validation of the planning permission.

Yours sincerely,

Dr. Muhammad U Safdar

BSc (Hons), MSc, Phd, Member of ICE & BGA

Encl. As above

Cc. Applicant