



Elmbridge

Borough Council

Mr Muhammad Safdar
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London
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Elmbridge Borough Council
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High Street
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Surrey KT10 9SD

Date: 06 January 2026

Reference: 2025/2938

Certificate of Lawful Use or Development

Town and Country Planning Act 1990 (as amended): sections 191 and 192
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39

Elmbridge Borough Council hereby certifies that on 13/11/2025 the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1 REASONS FOR GRANT OF CERTIFICATE

The proposed development constitutes permitted development as it would not involve a change of use as both the existing and proposed use fall within Use Class E. As such, planning permission from the local planning authority is not required.

First schedule

Change of use from Coffee Shop (Class E) to Nail and Beauty Salon (Class E).

Second schedule

10 Baker Street Weybridge Surrey KT13 8AU

Please read the important notes attached.

Suzanne Parkes
Head of Planning and Environmental Health

Important notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use, operations or other matter specified in the First Schedule taking place on the land described in the Second Schedule was/were/would have been lawful on the specified date and therefore, was not/were not/would not have been liable to enforcement action under Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use, operations or other matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operations or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations are begun in any of the matters relevant to determining such lawfulness.

Appeals to the Secretary of State

5. If you are aggrieved by the decision of the local planning authority, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990. There is no time limit for making an appeal in relation to section 191/192, although if you're appealing an application about a listed building lawful development certificate, you must appeal within 6 months of the decision.

Appeals can be made online at: [gov.uk/planning-inspectorate](https://www.gov.uk/planning-inspectorate). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

Positive and proactive engagement

6. The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

