

Your Ref:
Our Ref: 25/02912/LDCP

Mr Linh Van Nguyen
c/o Mr Muhammad Safdar
44 Broadway
London
E15 1XH

7th November 2025

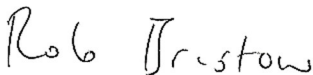
DECISION NOTICE
ISSUE OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

Town and Country Planning Act 1990: section 192
Town and Country Planning (Development Management Procedure) Order 2015: Article 35

The London Borough of Lambeth hereby certifies that on 23 September 2025 (the date of this application*) the use/operations as described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate **would have been** lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

The proposed use of the premises as a nail and beauty salon is considered, as a matter of fact and degree, to fall within Use Class E (c) (iii) Commercial, Business and Service of Schedule 2, Part A of the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The proposed use of the ground floor unit at 173 Streatham High Road as a nail and beauty salon would not constitute development requiring planning permission and therefore would be lawful.

Yours sincerely



Rob Bristow
Director - Planning, Transport & Sustainability
Climate and Inclusive Growth Directorate

Date printed: 7th November 2025

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First Schedule	Application for Certificate of Lawfulness (Proposed) with respect to the use of the ground floor unit as a Nail and Beauty Salon (Use Class E). With the above use/operations in accordance with the details in the following plans and documents: A-01PLAN (Existing and Proposed Basement Plans);A-01PLAN (Existing and Proposed Ground Floor Plans);Covering Letter dated 16.09.2025.
Second Schedule	173 Streatham High Road London SW16 6EG

Informatives

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended). It certifies that the use /operations described in the First Schedule taking place on the land specified in the Second Schedule would have been lawful, on the certified date and, thus, was /were not liable to enforcement action, under section 172 of the 1990 Act, on that date.

2. This certificate applies only to the extent of the use /operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use /operation which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.

3. The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.

(*You are advised that the date of this application is the date that a valid application was received by the London Borough of Lambeth)

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and, therefore, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is/are materially different from that/those described or which relate/s 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

If you are aggrieved by the decision of the Council to refuse, in whole or in part, an application for a certificate under section 192 of the Town and Country Planning Act 1990 (as amended), you may appeal to the Secretary of State under Section 195 of the Act.

Further information about submitting an appeal, including the time limits for doing so, is obtainable from the Planning Inspectorate, at the following address:

Planning Inspectorate
Room 3/13
Temple Quay House,
2 The Square,
Temple Quay,
Bristol
BS1 6PN.

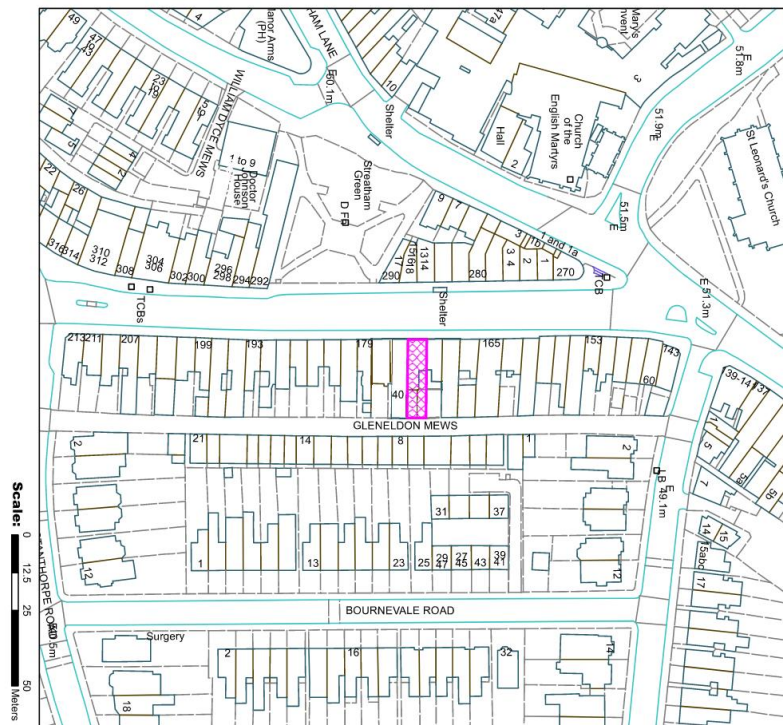
Telephone: 0303 444 5000

Website: www.gov.uk/government/organisations/planning-inspectorate

Case Number: 25/02912/LDCP
Application Address: 173 Streatham High Road London SW16 6EG

LAWFUL DEVELOPMENT CERTIFICATE SITE PLAN Lambeth

Case Number:	25/02912/LDCP
Application Address:	173 Streatham High Road, SW16



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