

LDC (Proposed) Report		Application number	2022/1860/P
Officer		Expiry date	
Nora-Andreea Constantinescu		18/08/2022	
Application Address		Authorised Officer Signature	
15 Goodge Place London Camden W1T 4SQ			
Conservation Area		Article 4	
N/A		N/A	
Proposal			
Use of ground floor of premises as a nail salon within Class E of the Use Classes Order, as amended.			
Recommendation:		Grant Certificate of Lawful Development	

PROPOSAL

The application seeks to demonstrate that the existing use of the ground floor premises falls within Class E and the change of use from a plumbers suppliers shop to a nail salon falls within the same use class and would therefore not require planning permission.

RELEVANT POLICY

Section 55(2)(f) of the Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

PLANNING HISTORY

There are no planning records to confirm the previous use as retail, however Council's retail surveys and Google street view, indicate that the premises has been in retail use since at least 2012.

ASSESSMENT

Under Schedule 2, part A of the Town and Country Planning (Amendment) (England) Regulations 2020, Class E included categories within Commercial, business and service uses, and is defined as the provision of the following kinds of services principally to visiting members of the public:

(c) for the provision of the following kinds of services principally to visiting members of the public -

- (i) Financial services;
- (ii) Professional services (other than health or medical services), or
- (iii) Any other services which it is appropriate to provide in a commercial, business or service locally.

The proposed nail salon use, is considered to fall under part (iii) of the class use, as it would provide a service principally to visiting members of the general public locally.

It is therefore considered that in light of the new GPDO Class Use Order, there would be no

material change of use from retail to nail salon, and the change of use would not require planning permission.

Recommendation: Grant certificate of lawful development.