



Appeal Decision

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 October 2025

Appeal Ref: APP/G5750/C/24/3344380

302 Barking Road, Plaistow, London, E13 8HL

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Mrs Hong Thi Nguyen against an enforcement notice issued by the Council of the London Borough of Newham.
 - The notice was issued on 17 April 2024.
 - The breach of planning control as alleged in the notice is the material change of use to a nail parlour (*sui generis*).
 - The requirements of the notice are: 1. Cease the use of the premises as a nail parlour; and 2. Remove all fixtures and fittings from the premises that facilitate the use of the premises as a nail parlour.
 - The period for compliance with the requirements is twelve months.
 - The appeal is proceeding on the grounds set out in section 174(2)(c) of the Town and Country Planning Act 1990 (as amended).
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Decision

1. The appeal is dismissed and the enforcement notice is upheld.

Preliminary Matters

2. The appeal has been made under ground (c) only. In these circumstances and given that the appeal must be determined on the basis of the situation that prevailed on the date that the notice was issued, visiting the site is unnecessary. The appeal has therefore been determined without undertaking a site visit.

Reasons

3. The nail parlour that occupies the appeal premises opened in 2023. Prior to this the premises had been vacant for two years after the previous launderette, which was granted planning permission in 2001 and which is the lawful use of the premises, ceased trading. The Appellant maintains that a nail parlour is not contrary to London Borough of Newham Local Plan and London Plan policies and is therefore not a breach of planning control. The merits of the nail parlour and whether it complies with policy can only be considered in a ground (a) appeal, which has not been made.
4. Planning permission has not been granted for the change of use to a nail parlour from a launderette and the use of the appeal premises as a nail parlour is not permitted development. The material change of use to a nail parlour is therefore a breach of planning control. The ground (c) appeal therefore fails.

John Braithwaite

Inspector