

# Planning, Design and Access Statement

Haydon House, 296 Joel Street, Pinner, HA5 2PY

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**Proposal:** Planning application for alterations to the elevations of the building to incorporate new door openings and a staircase to the rear.

**Author:**

Mr Miheer Mehta

(Owner of Sterling Rose Homes and former Local Authority Planner)

**Submitted to:**

LB Hillingdon

**Dated:**

28/05/2025

## Author Background

Mr Miheer Mehta is an award winning Property Entrepreneur with over 20 years of Town Planning and Development experience within Greater London. He was a former Local Authority Planner with around 8 years of Local Government experience as a Development Management Senior Principal Planner with delegated authority at various London Boroughs, which include the London Boroughs of Lewisham, Camden and Ealing from 2006 to 2014. During his time within Local Authority, he has approved in excess of 2,000 homes across London and therefore holds a very expert understanding of Local Government matters.

Subsequent to his experience in Local Authority, he went on to create a planning gain company which sought to unlock primarily, brownfield development within Town Centres and Suburban Area within Greater London and to provide faster planning solutions across sites to provide mixed-use housing and a range of new housing for first time buyers. In 2015, he created Sterling Rose Homes and has led the business to gain planning consent for in excess of 2,500 homes since 2015 and has built more than 1000 new homes for first time buyers, young professionals and families during this time. He has also created a significant build to rent portfolio for working professionals within high PTAL locations around London and fully understands the needs of all aspects of the planning, construction and development process to also include the demands of occupiers too. He currently houses in excess of 500 tenants.

With his wealth of knowledge and expertise, he continues to understand and seek positive outcomes, working with all required stakeholders to gain new housing outcomes across Greater London at pace. He personally is involved in every element of the design process and pays meticulous care and attention to the appearance and layout of each new development.

**Yours Sincerely,  
Miheer Mehta**

## Photos of recent developments by Sterling Rose Homes



## **Site & Surrounding**

This statement supports a planning application at Haydon House, 296 Joel Street, Pinner, HA5 2PY, and is made on behalf of Segal Investments Ltd.

The proposal is for alterations to the elevations of the building to incorporate minor opening changes to the building to assist the proposed change of use of the building from offices into 8no. residential flats, under the Class MA of The Town & Country (General Permitted Development England) Order 2015, as amended in 2022.

Haydon House is a two-storey commercial building situated in Pinner. The Applicant has confirmed that the building has been vacant since December 2021.

## **Relevant Planning History**

51321/APP/2022/1861 – 2<sup>nd</sup> November 2022 – Approved for change of use into 6 flats

## **Background**

This statement is submitted in support of an application for the change of use into 8 self-contained flats. The site benefits from a previous consent for 6 flats and this proposal is for the physical alterations required to assist the prior approval application.

## **Proposal**

The proposal is for alterations to the elevations of the building to incorporate new door openings and a staircase to the rear.

## **Policy**

This proposal is submitted in conjunction with a separate prior approval application and seeks marginal changes to the elevations of the building. The proposal is for the proposed solely residential use of the building.

## **Appearance, Design and Alterations**

The alterations consist of minor changes to the ground floor elevations of the building to provide new doors for access and an external staircase to the rear.

It is considered that the changes are nominal and would not be considered detrimental.

## **Conclusion**

The proposal would be in complete compliance with current policy. Accordingly, it is suggested this application can be approved so work can be undertaken in 2025. We would seek your favourable recommendation and consideration, as we can implement this work in advance of the winter, whilst we are programmed to be on site shortly.