

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252857
Address:	Lynden Hill Clinic, Linden Hill Lane, Hare Hatch, Wokingham, RG10 9XP		
Proposal:	Application for Listed Building consent for proposed internal works to meet fire risk assessment requirements, including replacement and upgrade of existing doors, addition of fire curtains, additional doors and fabric upgrade.		
Heritage Assets:	Linden Hall – Grade II listed since 1967 Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

No objection subject to condition

Comments On Proposal

Lynden Hill (historically known as Linden Hall) is a Grade II listed building, located to the north of the Bath Road, west of Knowl Hill, now operated as a rehabilitation and care facility. The Georgian building, along with 20th century additions, was converted to the current use in 1993. The application proposes minor internal alterations as to facilitate the compliance with current fire safety regulations.

It is proposed to alter the extant internal fabric as to allow for greater protection in the event of fire. As is not uncommon for historic buildings converted to commercial/institutional use, many of the internal architectural features have been lost or previously altered. The proposed alterations are to only impact modern fabric, that installed in the 1980s or later. Given the function, and thus complex nature of the use, fire precautions and the ability to suppress and extinguish fire in a historic building, such as this, are extremely important.

The extant internal doors are modern, dating from the 1980s and later, and although in an appropriate six-panel design with a hardwood finish, there is no concerns over their removal. It is proposed to reproduce this design but with FD60 protection. Similarly, it is proposed to adjust modern partition walling and to install fire shuttering to the lifts and the replacement of glazed screens – all of which are modern and thus of limited interest.

Provided the proposed alterations are enacted in a sensitive manner, noting particularly the design of the internal doors (as to be conditioned), no concern is raised to the application from a heritage perspective.

If minded to approve, the below condition is advised to be attached:

Conditions

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all internal doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	05/01/2026	Signed:	Roderick McDonald Built Heritage Officer
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