

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252868
Address:	54 Denmark Street, Wokingham, RG40 2BB		
Proposal:	Full application for the proposed change of use of first floor to post-16 SEND hub, including full replacement of external fenestration, installation of a new double-door entrance at first floor level, installation of a new heat pump system, replacement of existing AC units at roof level and installation of additional solar panels.		
Heritage Asset:	Wokingham Town Conservation Area Setting of: Duke's Head Public House – Grade II listed Wokingham Memorial Orthopaedic Clinic (Red Cross Centre) – NDHA <i>Listed buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies</i>		
Site Visit Made:	No, but familiar with building and area		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes a number of alterations to 54 Denmark Street, a 1990s commercial building located on the corner of Denmark Street and Langborough Road, opposite the grade II listed Duke's Head public house and located within the Wokingham Town Centre and Langborough Road Conservation Area.

The 1990s building offers a neutral contribution to the character and appearance of the CA, together with the setting of the Duke's Head. The red brick elevations under hipped tiled roofs reflect the architectural vernacular of the town, and whilst very much of its time, the building does not seek to harm the significance of the heritage assets identified. The proposed alterations are relatively minor in nature, the primary change to the appearance would be the introduction of the grey colour for the window frames, and whilst the red is the 'original' hue, no concerns are raised to the change in colour. Other proposed changes, including the change of use of the first floor, would have a negligible impact upon the character and appearance of the CA,

given the present PV panels and being a pre-existing building of this type and design.

As such, no objection is raised from a heritage perspective as the proposals would not seek to harm the significance of the designated heritage assets, and preserve the character and appearance of the Conservation Area and setting of the listed building.

Conditions			
N/A			
Date:	29/01/2026	Signed:	Roderick McDonald Built Heritage Officer