

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252857
Site Address:	Lynden Hill Clinic, Linden Hill Lane, Hare Hatch, Wokingham, RG10 9XP
Expiry Date:	11 February 2026
Advert Publication Date:	21 November 2025
Site Notice Date:	21 November 2025
Site Visit Date:	21 November 2025
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.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed Building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY – The site has an extensive planning history. The most recent applications affecting the building are as follows:

Application No.	Description	Decision & Date
232065	Application for Listed Building consent for the proposed structural repair and replacement of the existing balustrading on the side/rear terrace, plus cleaning and re-laying / levelling of the existing slabs including the steps.	APP 31/10/2023
231957	Application for Listed Building consent for the proposed refurbishment and repair of existing windows in the original property; replacement of windows in the 1980s extension with timber slimline double-glazed units, and automation of the front door and inner lobby door.	C/A 16/10/2023
212933 & 212934	Proposed Enclosed Link Between the Existing Main Clinic Building and the Hydrotherapy Treatment Unit at the Lynden Hill Clinic.	C/A 03/12/2021
F/2009/2599 & LB/2009/2600.	Proposed erection of a single storey rear extension.	C/A 03/02/2010

LB/2012/0555	Listed Building application for proposed traditional underpinning to administration block situated next to main property.	C/A 27/04/2012
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CONSULTATION RESPONSES

WBC Conservation	No objections, subject to a condition.
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REPRESENTATIONS

None consulted.

APPRAISAL

Site Description:

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 proposal complies in terms of:

Impact on heritage asset:



The application proposes minor internal alterations as to facilitate the compliance with current fire safety regulations.

The Councils Built Heritage Officer has reviewed this application and has noted the following:

The proposals seek to alter the existing internal fabric to improve fire protection. As is common with historic buildings that have been converted to commercial or institutional uses, many original internal architectural features have already been lost or altered. In this case, the proposed works would affect only modern fabric, primarily dating from the 1980s or later.

Given the building's use and the associated complexities of fire safety in a historic structure, appropriate fire precautions and measures to suppress and extinguish fire are considered essential. The existing internal doors are modern in origin and, while of a six-panel hardwood design appropriate to the building, their removal raises no heritage concerns. The proposed replacement doors would replicate this design while providing FD60 fire resistance. The proposals also include alterations to modern partition walls, the installation of fire shuttering to lifts, and the replacement of glazed screens, all of which are modern elements of limited heritage interest.

Subject to the works being carried out sensitively, and in particular the detailed design of the internal doors being secured by condition through the submission and approval of working details of all internal doors and associated joinery, the Built Heritage Officer raises no objection to the proposal on heritage grounds.

A plan showing the detailed design of the internal doors and associated joinery was submitted on 01/02/2026 and has been reviewed by the Built Heritage Officer, who considers the details acceptable. These details would be secured by condition, with no requirement for a pre-commencement condition.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval
Date:	5 February 2026
Earliest date for decision:	18 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.02.2026