

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



Expiry Date: 11 February 2026

Application Number: 252857

Location: 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.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered E100, E101, E102, E103, E104 and P02 received by the local planning authority on 19/11/2025 and 01/02/2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 06.02.2026

REMEMBER - The earliest date for a decision on this application is: **18 December 2025**