

HERITAGE STATEMENT

THE CHURCHILL HOTEL, YORK, YO30 7DQ

MARCH 2024



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Any enquiries should be directed to:

Montagu Evans
70 St Mary Axe,
London, EC3A 8BE
Tel: +44 (0)20 7493 4002

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1.0 INTRODUCTION

THE CHURCHILL HOTEL, YORK, YO30 7DQ

INTRODUCTION

1.1 Montagu Evans have been instructed by LHR Catering Limited (hereby referred to as the 'Applicant') to provide consultancy services and produce this Heritage Impact Assessment in support of proposals which are subject to planning permission at The Churchill Hotel, York, YO30 7DQ (the 'Site').

1.2 The Site is located in the City of York Council (the 'Council' or 'CYC'). The Site is described at **Section 3.0**.

1.3 The Proposed Development may be summarised as:

Siting of 5 dining/ meeting pods for a period of 5 years

SUMMARY OF THE SITE

1.4 The Site comprises the grade II* listed Churchill Hotel, built around 1827 and with a 21st Century extension on its north side, and its plot of land which comprises a car park to the west and a front lawn. A set of railings with stone posts, separately listed at grade II, divide the plot from Bootham main road. The Site is located within the York Central Historic Core Conservation Area.

1.5 An aerial view of the Site from Google Earth is provided at **Figure 1.1**.

THE PROPOSALS

1.6 The proposals are for the siting of five polycarbonate pods or spheres in the front garden of the hotel, to provide socially distanced and private dining/drinking areas. These structures would follow temporary "igloos" that were erected during the national lockdowns for Covid-19. Planning permission is sought for the temporary siting of these five structures for a period of five years, together with the associated landscaping works.

1.7 This report has been prepared to accompany revised proposals following refusal of two previous applications:

- the first, for seven pods (Local Planning Authority (LPA) reference: 22/00450/FUL). Decision Notice received July 2022; and
- the second, for five pods (LPA ref: 23/00800/FUL). Decision Notice received July 2023.

1.8 This report also addresses the comments in the Officer Recommendation and the Reasons for Refusal set out in the Decision Notices relating to the refused applications.



Figure 1.1 Aerial View. Source: Google (base map)

1.9 The proposals would ensure the long-term viability of the hotel, as set out in the accompanying Economic Benefits Statement prepared by O'Neill Associates. Customer's habits have changed since the Covid-19 pandemic and outdoor/private dining has been embraced. Furthermore, restrictions in adapting the internal space of the grade II* listed building mean that outdoor dining is the only feasible option.



Figure 1.2 Recent Photograph of the Churchill Hotel. 7 temporary pods are visible in the front garden.

MAIN CONSIDERATIONS

- 1.10 The main heritage considerations for this application are:
1. The impact on the setting and significance of the grade II* listed Churchill Hotel; and
 2. The impact on the character and appearance of the York Central Historic Core Conservation Area, specifically Character Area Two: Bootham.

PURPOSE OF THE REPORT

- 1.11 By virtue of paragraph 200 of the National Planning Policy Framework (2023), applicants for development proposals which have an effect upon the historic environment are required to describe the significance of identified heritage assets to enable an understanding of the impact of the proposals.
- 1.12 This report fulfils this requirement by presenting an historic and architectural appraisal of the application site and an assessment of its significance.
- 1.13 This report provides an assessment of the revised proposals on the significance of the grade II* Churchill Hotel, York and its grade II listed railings and gate, and the York Central Historic Core Conservation Area, in which the hotel is located.
- 1.14 The report is structured as follows:
- **Section 2.0** of this Statement provides statutory and legislative context and guidance relevant to the proposals;
 - In **Section 3.0** we summarise the historic development of the Site and surrounding area;
 - We provide an analysis of the significance of the listed building and Bootham character area of the York Central Historic Core Conservation Area in **Section 4.0**;
 - **Section 5.0** summarises the proposals, provides a full heritage assessment of the scheme proposals, and responds to the Council's Officer Recommendation relating to refused planning application ref. 22/00450/FUL and responds to the Reasons for Refusal relating to refused application refs. 22/00450/FUL and 23/00800/FUL; and
 - The report is concluded at **Section 6.0**.

2.0

LEGISLATION AND PLANNING POLICY

THE CHURCHILL HOTEL, YORK, YO30 7DQ

LEGISLATION AND PLANNING POLICY

2.1 The following section sets out the planning policy context for the Site and for the context of the assessment process.

LEGISLATION

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS ACT) 1990

2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas. The following sections of the 1990 Act set out the duties on the decision maker in this case:

2.4 Section 66(1):

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features or special architectural or historic interest which it possesses.”

2.5 Section 72(1): *“With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

2.6 Section 72(1) is applicable because the Site is located within the Central York Conservation Area.

2.7 The approach to attributing weight to harm in cases involving listed buildings and their setting was recently clarified in the Citroen Garage¹ appeal decision which was agreed with by the Secretary of State. The considerable importance and weight to the desirability of preservation, should tip the scales to produce an unequal balance in its favour. However, the decision maker should take account of the scale of change, and so the extent of impact, as well as the relevance to its significance, and the importance of the asset. The overall weight to be given to any harm, and the conflict with policy, should be a product of these factors and determined by the decision maker.

DEVELOPMENT PLAN

2.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

2.9 As there is no adopted development plan for York, it is the NPPF (2023) that carries the greatest weight in planning decisions.

CITY OF YORK DRAFT LOCAL PLAN INCORPORATING THE 4TH SET OF CHANGES (2005)

2.10 The Council produced the City of York Draft Local Plan Incorporating the Fourth Set of Changes which was approved for Development Management purposes in April 2005 (DCLP) but this has not been subject to Examination and is now out of date.

2.11 We note that the Draft Local Plan was written before the adoption of the National Planning Policy Framework (NPPF).

2.12 No weight should be attributed to Policies HE2, HE3 and HE4 particularly as they conflict with the balancing exercise contained at Paragraphs 207 and 208 of the NPPF (2021).

2.13 The Council produced the City of York Draft Local Plan Incorporating the Fourth Set of Changes which was approved for Development Management purposes in April 2005 (DCLP) but this has been subject to Examination and is now out of date.

2.14 We note that the Draft Local Plan was written before the adoption of the National Planning Policy Framework (NPPF).

2.15 No weight should be attributed to Policies HE2, HE3 and HE4 particularly as they conflict with the balancing exercise contained at Paragraphs 207 and 208 of the NPPF (2023).

MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (2023)

2.16 Chapter 16 of the National Planning Policy Framework (NPPF) sets out the Government’s policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 200 specifies that:

“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

2.17 The proportionality approach arises from the methodology that the protection afforded to heritage assets is relative to that asset’s significance; in other words the higher the significance of the heritage asset, the greater weight will be given to its protection. Significance is defined in the NPPF as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

2.18 Paragraph 208 of the NPPF affords weight to public benefits of a proposal when considering the allocation of harm. It states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

¹ Citroen Site, Capital Interchange Way, Brentford, TW8 0EX PINS File Reference: APP/G6100/W/19/3226914

2.19 Paragraph 212 of the NPPF advises that proposals that help to enhance or better reveal an asset’s significance should be treated favourably:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

2.20 Annex 2 of the Framework makes clear that “conservation” is a dynamic process that maintains and manages change to a heritage asset in a way that “sustains and, where appropriate, enhances its significance”.

2.21 The definition of the setting of a heritage asset in the Framework is the “surroundings in which a heritage asset is experienced.” Further, the extent of a setting “is not fixed and may change as the asset and its surroundings evolve.” Setting is not itself a heritage asset but elements of a setting “may make a positive or negative contribution to the significance of an asset.”

2.22 The emphasis is on understanding what is special about a heritage asset, and by extension, identifying those elements which are capable of accepting change without harm to the special heritage values of a place.

2.23 Paragraphs 203, 205–209, 212 and 213 are particularly relevant. The following approach is applied by these policies:

- The significance of the heritage assets affected should be identified and assessed (paragraph 201 NPPF). Heritage interest may be archaeological, architectural, artistic or historic (Glossary to the NPPF);
- The impact of the Proposed Development on the significance of the identified heritage assets is then to be considered (paragraph 205 NPPF);
- If the Proposed Development is considered to cause harm to the significance of a designated heritage asset, such harm should be categorised as either less than substantial or substantial, and within each category the extent of harm should be clearly articulated (Planning Practice Guidance paragraph 18). The nature and extent of harm is important to ascertain because that analysis informs the

balancing out of any harm against benefits. This assessment of heritage harm versus heritage benefit has come to be called the ‘internal heritage balance’. On the facts of any case, it is open to an assessor or the decision maker to conclude that benefits outweigh harm, leaving no net harm. In that instance, the less than substantial harm provisions would not be engaged. There is an alternative approach, again fact specific, which has it that any harm at all engages those policies;

- In either case, if a proposal would result in harm to the significance of a designated heritage asset, great weight should be given to the asset’s conservation (paragraph 205 NPPF). Thus, great weight attaches as a matter of policy to effects which are positive (enhancements) as well as negative (harmful works);
- However, and importantly, not all weighted harm is the same. The nature and extent of any weighted harm needs to be considered carefully alongside benefits. If these are heritage benefits, then these too are to be given great weight as a matter of policy;
- Any harm to the significance of a designated heritage asset should require ‘clear and convincing justification’, as per paragraph 206 NPPF;
- A clear and convincing justification does not create a freestanding test requiring the demonstration of less damaging alternatives. To the extent that there is a test it is to be found in paragraphs 207 (in the case of substantial harm) or 208 NPPF (in the case of less than substantial harm);
- If 208 is engaged, then the decision maker may have regard to whether a proposed use also comprises the Optimum Viable Use (OVU). In so doing, it is important not to count the benefit deriving from giving a listed building a secure future use twice. That in itself is a benefit. OVU is another kind of weighted benefit.

2.24 The key aspects of all of these principal policies in the development plan and the NPPF is that any harm to a conservation area or a non-designated heritage asset, requires justification which includes the balance of public benefits.

2.25 In such cases the following principles apply:

- As a matter of good practice, it is desirable to work to remove, reduce or mitigate harmful impacts through the design process. This is not a policy requirement, since the policy generally works on a straightforward balance;
- In either case, and particularly looking at less than substantial harm, the clear and convincing justification the NPPF requires are countervailing public benefits, and these can include benefits to the way an area appears or functions or to heritage assets (through, for example, reinstatement of lost features on a historic building) or land use planning benefits;
- Underpinning the above principles, is one of proportionality, such that the more important the asset the greater its potential sensitivity to change;
- And finally when looking at impacts, the assessment is made with reference to the project as a whole and the asset as a whole; and
- Benefits can derive from physical works or use.

OTHER MATERIAL CONSIDERATIONS

2.26 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:

- National Planning Practice Guidance (online);
- National Design Guide (2019);
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
- York Central Historic Core Conservation Area Appraisal (adopted 2011).

EMERGING POLICY

CITY OF YORK LOCAL PLAN PUBLICATION DRAFT WITH SCHEDULE OF MINOR MODIFICATIONS (2018)

- 2.27 The (new) City of York Local Plan was submitted the Secretary of State for Housing, Communities and Local Government on Friday 25 May 2018 for independent examination.
- 2.28 The policies relevant to heritage and townscape matters are:
- Policy D1 (Placemaking)
 - Policy D4 (Conservation Areas)
 - Policy D5 (Listed Buildings)
- 2.29 Paragraph 48 of the NPPF provides that weight may be given to relevant policies in emerging local plans according to the stage of preparation of the emerging plan and the degree of consistency of the relevant policies with the NPPF. The Emerging Plan was published in February 2018 and submitted for examination in May 2018. The New Local Plan proposed modifications consultation took place between June and July 2019. A New Local Plan Proposed Modifications and Evidence Base Consultation took place between May and July 2021. An Examination in Public took place in 2022. Further modifications to the Plan were consulted on between 13th February and 27th March 2023.
- 2.30 At this stage, one cannot be confident that the draft plan would be adopted in its current form and therefore it can be given little weight in decision making.

RELEVANT CASE LAW AND APPEAL DECISIONS

- 2.31 In preparing our analysis we are mindful of the considerable weight attached to the preservation or enhancement of the setting of heritage assets, which was clarified by the Court of Appeal judgement in *Barnwell Manor Wind Energy vs East Northamptonshire et al* [2014]. The Court held that in enacting section 66(1) of the 1990 Act Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise.
- 2.32 Planning appeals have recently clarified the relationship between visual impact and effect on setting, through the decision made in the called-in planning decision at *Edith Summerskill House*². The Inspector in that case found at paragraph 12.50 that
- In cases where the impact is on the setting of a designated heritage asset, it is only the significance that asset derives from its setting that is affected. All the significance embodied in the asset itself would remain intact. In such a case, unless the asset concerned derives a major proportion of its significance from its setting, then it is very difficult to see how an impact on its setting can advance a long way along the scale towards substantial harm to significance. (Paragraph 12.50)*
- 2.33 Additionally, at a recent planning appeal in *Bromley*³, the Inspector found with regard to proposals for a new building in the setting of a Conservation Area that 'just because something may be visible, however, it does not automatically follow that it would be harmful' (Paragraph 15).
- 2.34 It follows, therefore, that a visual relationship can exist between a designated heritage asset and a new development, without causing harm to its significance, and any harm identified must be considered in the round in the context of that asset's overall significance.

² PINS Ref PP/H5390/V/21/3277137

³ PINS Refs APP/G5180/W/21/3285586 and APP/G5180/W/21/2388856

3.0
HISTORIC DEVELOPMENT
THE CHURCHILL HOTEL, YORK, YO30 7DQ

HISTORIC DEVELOPMENT

- 3.1 This section provides a description of the historic development of the Site and that of the surrounding area.
- 3.2 Given the nature of the proposals, the analysis will focus on the external envelope of the building and its grounds, as well the Bootham sub-area of the Central York Conservation Area.
- 3.3 The section and **Section 4.0** have been informed by secondary sources, including:
- Historic maps;
 - Historic photographs;
 - Victoria County History, An Inventory of the Historical Monuments in City of York, Volume 4, Outside the City Walls East of the Ouse: "Houses: Bootham" (1975);
 - The Oxford Dictionary of National Biography (2004);
 - York Central Historic Core Conservation Area Appraisal (adopted 2011);
 - City of York Historic Characterisation Project – 2013, Character area statements: Character Area 2 & 3: Bootham and Marygate

BOOTHAM

- 3.4 The Site lies within Character Area Two: Bootham of the Central York Conservation Area. Bootham is significant as a principal Roman road, leading from Catterick to York, and the character area comprises this road and areas to each side of it.
- 3.5 The majority of buildings in this character area date to the 19th Century, as indicated in the Bootham and Marygate character area statement. The buildings fronting Bootham area generally characterised as 'Late 18th–19th century linear development', although opposite the Site the townscape is characterised as '16th–19th century development' (owing to the almshouses). (See **Figure 3.1**).
- 3.6 There is also evidence of archaeological deposits and also a number of burgage plot boundaries are extant, extending to each side of the main road and off Marygate. There is some archaeological evidence to the rear of the Churchill Hotel, partially within the Site.

3.7 The area within Bootham surrounding the Site has seen very little modern development, although notably there is an area of modern development to the rear of the Site comprising the modern residential development Grosvenor House, which was built on land formerly comprising part of the landscaped grounds of the Churchill Hotel. **Figure 3.1** illustrates building dates in the area, and **Figure 3.2** is a Broad Type characterisation study of the area.

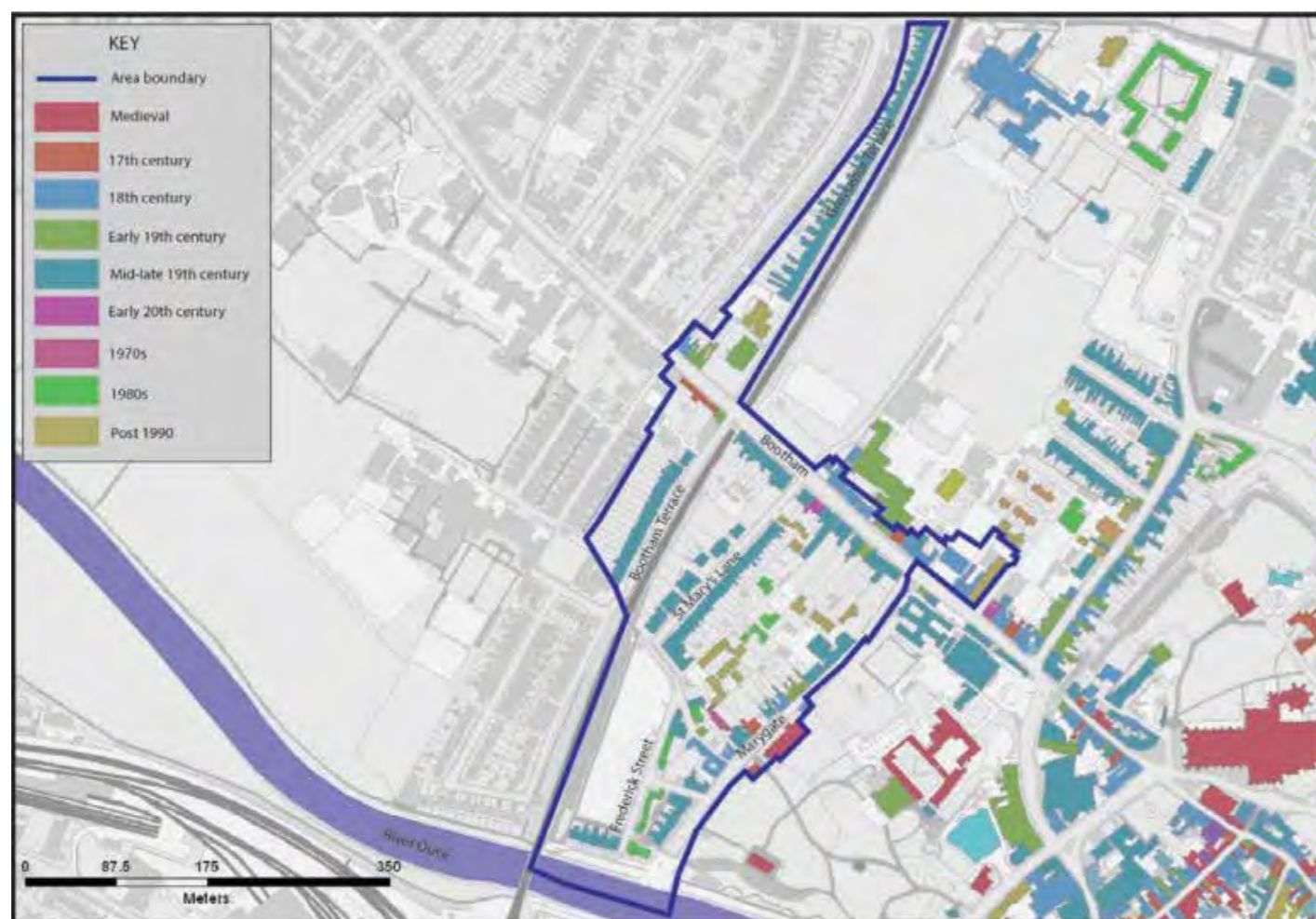


Figure 3.1 Construction dates of buildings within Bootham character area (source: City of York Historic Characterisation Project – 2013, Character area statements)

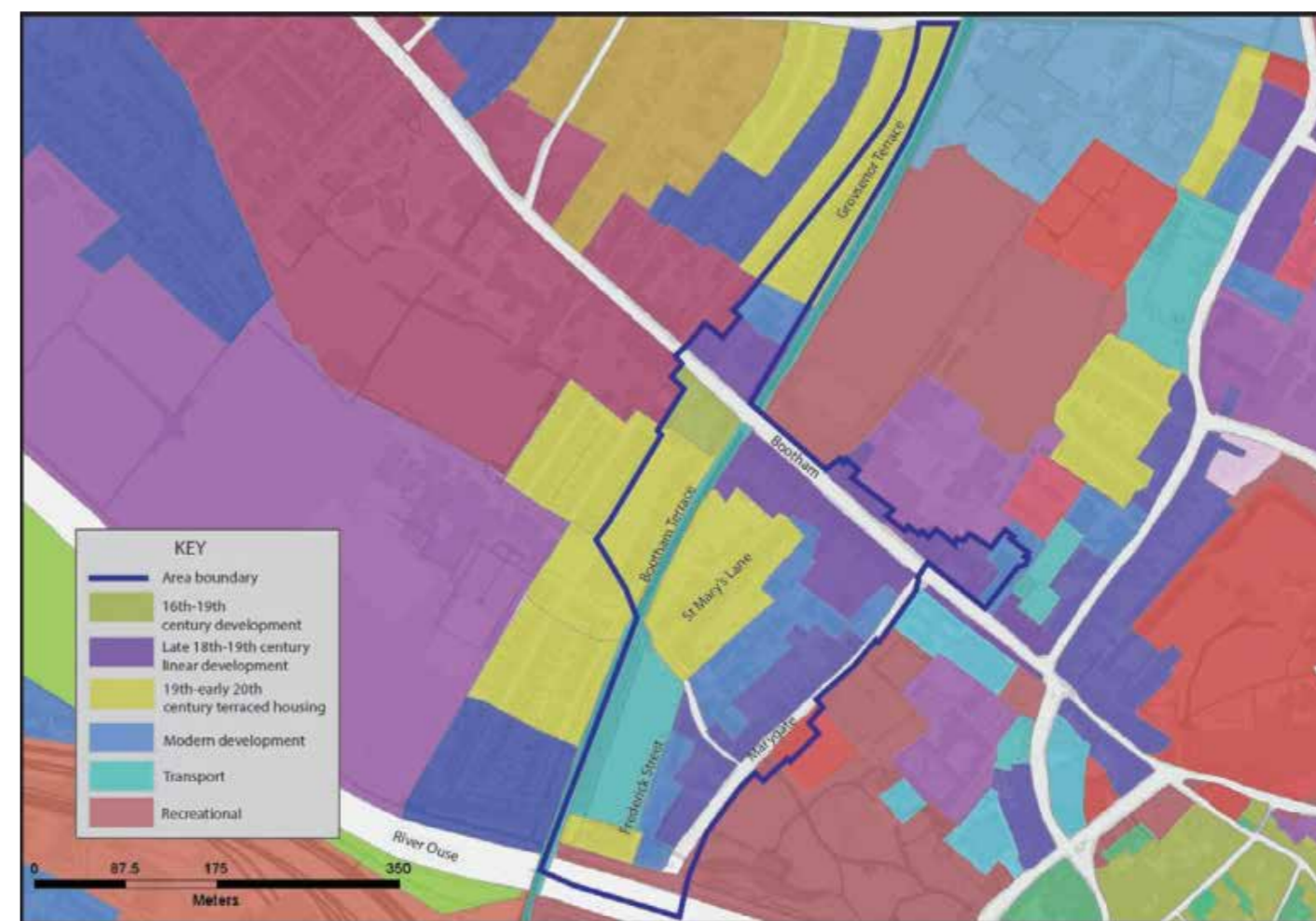


Figure 3.2 Plan showing the Broad Type characterisation of the area (source: City of York Historic Characterisation Project – 2013, Character area statements)

3.8 The 1852 OS map, which is reproduced at **Figure 3.3**, shows that development was generally confined to each side of Bootham road at this time. Comparison of the 1852 OS map with the Bootham and Marygate character area overlaid, and the google aerial map at **Figure 1.1**, indicates the extent of development that has occurred in the area since 1852 as York became more urbanised and undeveloped land was laid out with roads.

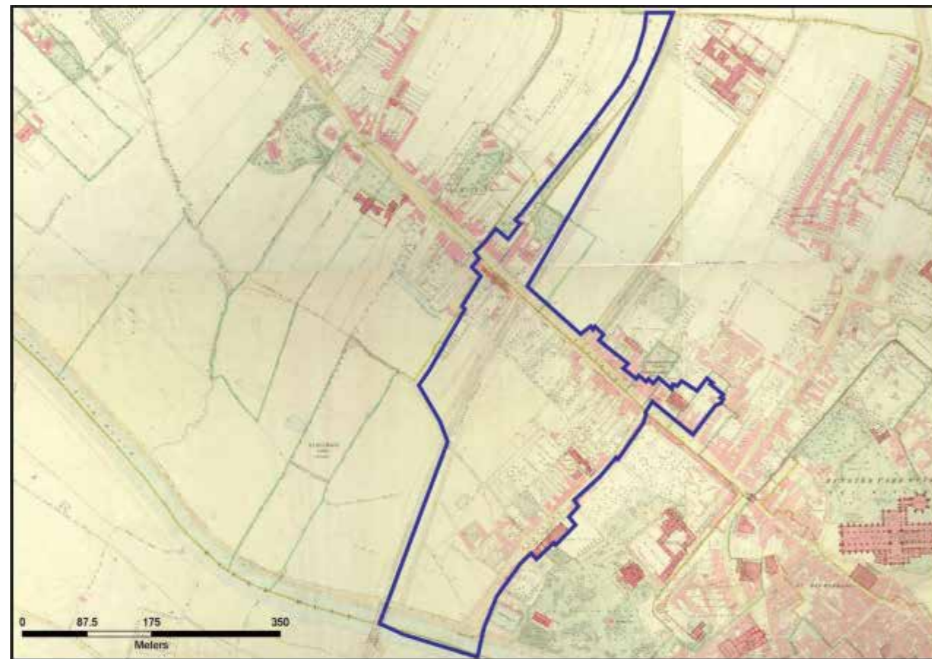


Figure 3.3 1852 OS map with boundary of Bootham and Marygate character area overlaid (source: City of York Historic Characterisation Project – 2013, Character area statements)

THE SITE

- 3.9 The Churchill Hotel was originally named Bootham House. It was built c.1827, possibly to designs by Pritchett and Watson. Pritchett and Watson worked together from 1813 to 1831, thus if the Churchill can be attributed to them, it was one of their later works.
- 3.10 The pair mainly worked in and around York, where they were prolific in both Classical and gothic, for a range of building types including churches and public buildings. Notable works include the New Lendal Congregational Church York, completed in 1816, and the Wakefield Library and News Room completed in 1822. J P Pritchett also worked independently and with his son.
- 3.11 Saltmarshe Hall (also grade II* listed) designed by Pritchett and Watson in 1828, is comparable with the Churchill Hotel architecturally and is perhaps indicative of the pair’s involvement, especially given the contemporary date. It is of ashlar stone, two storeys with a shallow pitched roof. Detailing is spare, emphasising the austere Palladian proportions. See **Figure 3.5**.
- 3.12 Bootham House replaced an earlier building which was located closer to the road edge. It had landscaped grounds to front and rear, as illustrated in the first edition OS map at **Figure 3.6**. Its carriageway ran along the northwest façade from the gateway on Bootham, through the entrance porte-cochere. The gardens appear to be lawned with some informal tree planting, and paths running through from front to rear along the southeast side.



Figure 3.4 The Churchill, Bootham. Formerly Bootham House / Record House (source: British History Online)



Figure 3.5 Saltmarshe Hall, 1828 by Pritchett and Watson



Figure 3.6 First edition OS map of Bootham, York (1846 to 1851) (source: National Library of Scotland)

- 3.13 The microfilm at **Figure 3.7**, though undated, appears to show the building's gardens as reflected in the first edition OS, with a path running across the front lawn and a number of mature trees and other planting within the grounds. The railings are backed by hedges, which gives the house and its grounds a sense of seclusion and privacy.
- 3.14 Regarding the wider setting of Bootham House, at the time of the first edition OS map (mid-19th Century), Grosvenor Terrace had not yet been laid out. Development is generally confined to Bootham road, with linear plots to the rear of properties. A number of these reflect medieval burgage plots⁴. The existence of open, undeveloped land in the wider area gives it a sense of rurality.



Figure 3.7 Microfilm showing Record House from Bootham (source: Explore York Archives)

⁴ Map "The medieval landscape showing surviving burgage plots" from the Bootham and Marygate Conservation Area Statement

3.15 Bootham House was bought by a school in 1875, under which use it remained until 1886 when it was bought by the War Department as the residence of the General Officer Commanding, Northern Command. The 1892 OS map shows the house marked as 'Government House' reflecting this new ownership (see **Figure 3.9**). At this time the garden configuration remains largely as per the mid-19th Century, but the wider setting of the building has become more urbanised, with new streets such as Grosvenor Terrace to the rear.

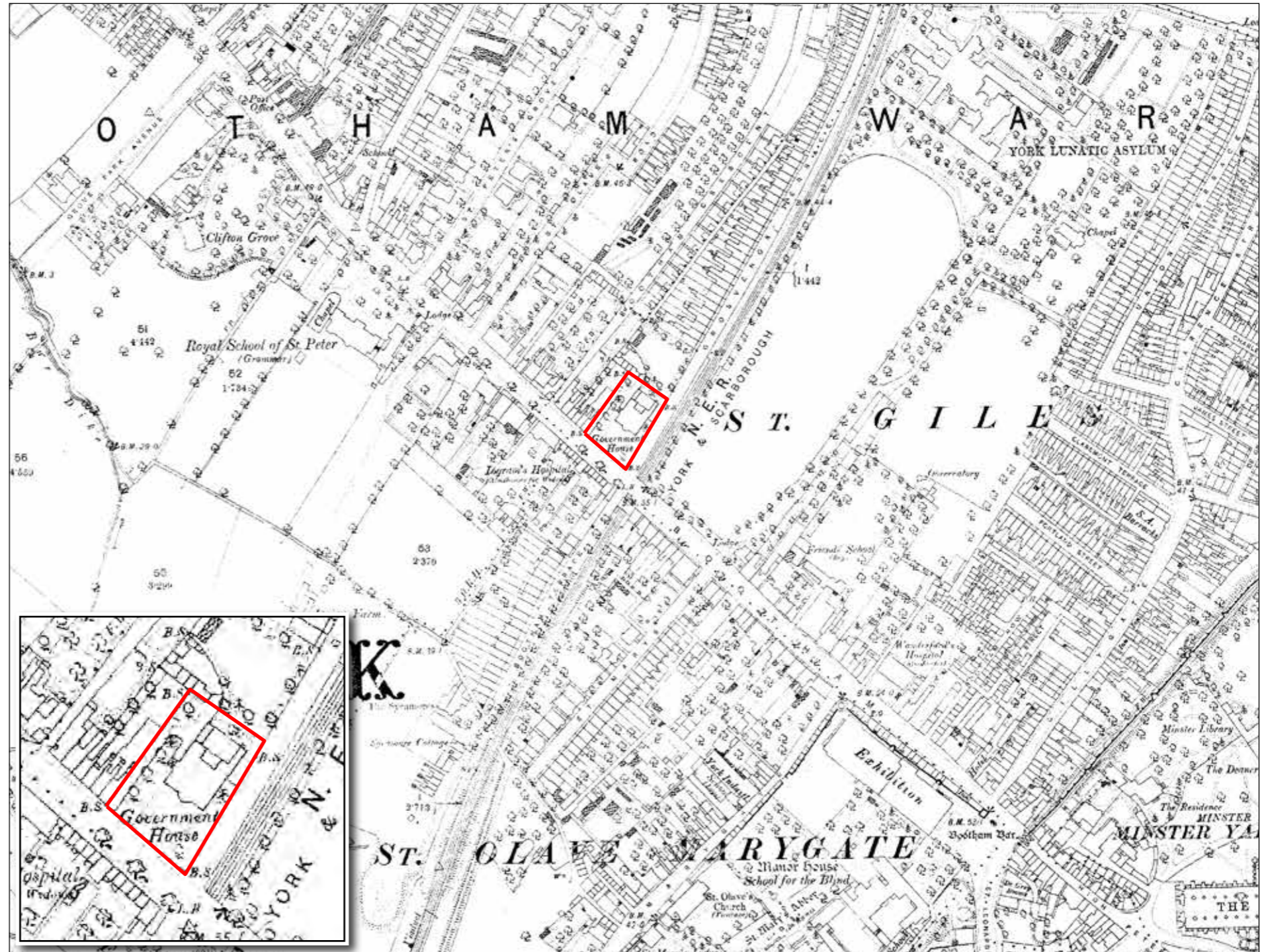


Figure 3.8 1892 OS map (source: ProMap)

20TH CENTURY

- 3.16 Government House remained under the ownership of the War Department until 1966, when it was put up for auction. The microfilm reproduced at **Figure 3.9** shows the building in 1964 just prior to sale. By this time the existing area of car park had been laid out. The front lawn is shown enclosed with fencing, and appears to be lawned with some planting including a number of trees. The enclosure of the lawn and the hedges along the railings give the building's grounds a sense of enclosure.
- 3.17 To the rear, the OS map at **Figure 3.10** shows that by the early 1960s development had further encroached the building, including in its immediate curtilage to the rear and northwest.
- 3.18 Thus the grounds underwent significant change between 1892 and the early 1960s.
- 3.19 In the late 1960s Government House was bought by the York Labour Party⁵, under whose ownership the building underwent various uses including meeting rooms and a medical 'means' testing facility. It is unclear when its name changed to Record House.



Figure 3.9 Microfilm showing Government House in 1964 (source: Explore York Archives)



Figure 3.10 1961-2 OS map (source: ProMap)

⁵ Record "Notes on the conversion of the record house to a hotel" dated 1985, held in the Explore York Archives

- 3.20 The 1960s OS map shows a series of detached outbuildings to the rear of the building. These, as described in the list entry written in 1971, were single storey and extended up to the boundary with the terrace on Grosvenor Road. These outbuildings may have been associated with the use of the building by the War Department and subsequently the Labour Party. The house was unoccupied for several years from the late 1970s into the '80s, during which time the building slipped into a state of benign disrepair.
- 3.21 A newspaper cutting of 1985 titled 'New hotel planned' details plans for Record House to be converted into a hotel and restaurant by Mr Anthony Peretti, then owner. Although there is no available planning history detailing this change in use, we understand that the Property was purchased in April 1986 and opened the following July after extensive repairs to the roof and main building. Grant aid from Visit Britain helped with the conversion costs. The investment made in 1986 was c.£210,000 to convert the house into a hotel, bar and restaurant, and the repairs to the fabric of the building and roof were approximately £175,000. The carpark was also laid out at this time.

21ST CENTURY

- 3.22 Substantial change came in the 21st Century, in particular at the rear of the building where an extension was built in 2005 to house additional hotel accommodation and a dining room (see **Table 3.1**). This was constructed in Classical pastiche, in brick with cement banding and cills and timber sashes. The single storey outbuildings were removed at some point and the building's plot was also reduced in size at the rear when Grosvenor House was built. The brick wall mentioned in the list entry was presumably associated with the larger plot and no longer exists.
- 3.23 Most recently, during the Covid-19 pandemic, temporary, semi-transparent pods were installed in the front garden in order to safely accommodate diners. These are still in situ.

PLANNING HISTORY

- 3.24 There have been a number of planning applications and listed building consent applications at the property since 1997. The planning history table at **Table 3.1** includes details of each application and the decision.
- 3.25 Since 1985 the building has been in use as a hotel. Prior to this, it was a government record building.
- 3.26 Most notably, in 2005 an application was granted for the erection of an extension to the rear of the building to provide further accommodation for the hotel (refs: 05/01703/FUL and 05/01699/LBC). The following year, internal alterations were granted including provision of a new stair and dining room at ground floor level (ref: 06/01117/LBC).

DINING PODS

- 3.27 Following the temporary erection of dining pods at the Churchill Hotel during the Covid-19 pandemic, an application was submitted in March 2022 for the erection of seven dining pods in the front lawn area. This application was refused in July 2022.
- 3.28 An application for prior approval for the siting of a temporary marquee in the front garden of the Churchill Hotel meeting the requirements of Class BB of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 3) Order 2021, was submitted to the Council on the 12th August 2022. The Council indicated verbally that the temporary marquee met the requirements of the Class BB but did not issue a formal decision to that effect. However, the period of 56 days within which the Council must make a decision passed on the 7th October 2022 and, in accordance with BB.3.10(c) of the GPDO, prior approval was deemed to be granted. The marquee was 3m in height and 8m x 6m in diameter, exceeding the size and scale of the dining pods.
- 3.29 In October 2022 an application was submitted for the siting of 7 temporary pods for the period of 120 days between November 2022 and February 2023. The case officer indicated the proposal was acceptable in principle, but a formal decision notice was never issued. The Pods were taken down on the 18th February 2023.
- 3.30 Subsequently, in April 2023 an application was submitted seeking consent for the erection of five dining pods for a period of five years (ref. 23/00800/FUL). This was refused in July 2023 on the grounds of one Reason for Refusal:

- 3.31 *"The Churchill Hotel is a Grade II* Listed Building within the Central Historic Core Conservation Area. The illuminated dining and meeting pods are considered of uncharacteristic and harmful appearance and would represent an incongruous form of development which will detract from the spacious garden setting and thus the significance and setting of the listed building. Further, being located within a highly visible, formal frontage, the pods would be unsympathetic to the local character and history of the area, the view along this part of Bootham being described as a key view in the Conservation Area Appraisal. The proposal is therefore also considered to result in harm to the character and appearance of the Central Historic Core Conservation Area.*

The scale of harm to the setting of the listed building and the character and form of the conservation area is identified as less than substantial, but towards the higher level because of the very high heritage value of the building. The proposal is considered to represent poor design in this context and the level of harm to the heritage assets are not outweighed by any identified public benefits. The proposal is therefore contrary to sections 66 (1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 134, 189, 190, 199, 202 of the National Planning Policy Framework July 2021, and Policies D4 and D5 of the 2018 Publication Draft City of York Local Plan."

- 3.32 An application for seven pods was submitted in August 2023 for a period of 120 days (LPA ref. 23/01641/FUL). This application has not been determined and following the lapse of 56 days is deemed to have prior approval. The pods are to be taken down in March 2024. In the meantime, the proposals have been revised in response to the refusal of July 2023 and this Heritage Statement has been prepared to accompany the revised proposals.

SUMMARY OF HISTORIC DEVELOPMENT

- 3.33 The building known originally as Bootham House has been known variously as Government House, Record House and currently The Churchill Hotel. Originally a house, it has undergone a range of different uses including as a school and as accommodation for the War Department. Since the 1980s it has been a hotel.
- 3.34 The building and its grounds reflect these various uses. The grounds were originally larger than at present, extending further to the rear, and landscaped with lawns, curved footpaths and trees. As Bootham was gradually developed in the 19th and 20th Centuries, the setting of Bootham House became increasingly built up, mainly by residential development and the railway line to the east. Furthermore, by 1961-2 the rear part of the plot had been developed with single-storey outbuildings and the car-park had been laid out.
- 3.35 Today, the grounds mainly comprise hardstanding in use as a carpark, and the 2005 extension to the rear. There is an area of lawn to the front of the building and a number of mature trees.

REFERENCE	PROPOSAL	DECISION
22/02150/FUL	Siting of 7no. dining / meeting pods for a temporary period until 10 February 2023 Open for comment icon	Awaiting decision
22/01769/PABB	Siting of a temporary marquee within the curtilage of a Listed Building for outside dining/meeting under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 4, Class BB. Open for comment icon	Deemed Consent
22/00657/LBC	Siting of 7no. dining/meeting pods to front garden	LBC not required
22/00450/FUL	Siting of no.5 outside dining/meeting pods to be sited within the gardens fronting the hotel	Refused July 2022
16/01393/TCA	Fell Holly tree in conservation area	Consented 2016
14/00799/FUL	Single storey extension to existing store to house biomass boiler	Withdrawn 2014
08/01105/TPO	Fell Poplar,(P1,P2,P3,P4), reduce lowest overhanging branch Sycamore (T1), Trees protected by Tree Preservation Order CYC 252	Decline to determine 2008
08/00332/TCA	Felling of 4no Poplar Trees. Crown lift by 3 metres and crown balance Sycamore. Trees in a Conservation Area	Decline to determine 2008
06/01117/LBC	Internal alterations including new kitchen and toilets to basement and new staircase and dining room on ground floor	Consented 2006
05/01703/FUL 05/01699/LBC	Erection of three storey extension including 26 bedrooms and dining room after demolition of 2 rear wings and conservatory (re-submission)	Consented 2005
05/00678/FUL 05/00679/LBC	Erection of a three and four storey pitched roof rear extension to form 27 bedrooms and atrium	Application withdrawn 2005
04/04323/FUL	Installation of three telecommunication antenna mounted on chimney stacks	Refused 2004
04/04324/LBC	Installation of three telecommunications antenna mounted on chimney stacks and ancillary equipment cabinet within the cellar	Refused 2004
02/03905/FUL 02/03906/LBC	Installation of two wall mounted telecommunications antenna and four internal equipment cabinets located within basement	Consented 2002
02/00802/FUL 02/00972/LBC	Installation of 4 wall mounted antenna, 1 x 0.3m wall mounted dish link with 10 equipment cabins at ground level	Refused 2002
97/01772/LBC	Replace existing front door with two door opening	Consented 1997
22/00450/FUL	Siting of no.5 outside dining/meeting pods to be sited within the gardens fronting the hotel	Refused July 2022
22/00657/LBC	Siting of 7no. dining/meeting pods to front garden	LBC Not Required
23/00800/FUL	Siting of 5no. dining/meeting pods for a period of 5 years – resubmission	Refused July 2023
23/01641/FUL	Siting of 7no. dining/meeting pods for a temporary period of 120 days	Awaiting decision

Table 3.1 Planning history of The Churchill Hotel

4.0

STATEMENT OF SIGNIFICANCE

THE CHURCHILL HOTEL, YORK, YO30 7DQ

STATEMENT OF SIGNIFICANCE

4.1 This section provides an analysis of the significance of the listed building and the contribution of setting to that significance. It also provides an analysis of the significance of the Bootham sub-area of the Central York Conservation Area.

THE CHURCHILL HOTEL

4.2 The Churchill Hotel, no.65 Bootham, is Grade II* listed and was first designated in August 1971. The building’s curtilage railings and gate are listed at grade II. The historic development of the building is set out in **Section 3.0** and a summary of its significance, and its contribution to the Central York CA, is provided in this section.

4.3 The building has architectural and historic interest as a well-proportioned Regency house of status, with much of its architectural integrity intact both externally and internally.

4.4 Regarding the interior, the following description is provided in the entry in Victoria County History (accessed online):

“The central staircase has cantilevered stone treads and cast iron balustrading enriched with honeysuckle ornament; below the lantern lights is a band of richly moulded plasterwork with cornucopiae and foliage (Plate 122). On the ground floor the middle of the S.W. front is occupied by the drawing-room, extending into the curved bay where the windows have panelled pilastered jambs with enriched impostes. A plaster border to the ceiling and the jambs of the marble fireplace are both enriched with a flowing leaf pattern. The rest of the house is more simply fitted, without decoration.”



Figure 4.1 Historic photograph of the richly embellished staircase frieze (source: British History Online)

4.5 The railings are iron with stone pillars, decorated with a honeysuckle motif echoing the honeysuckle ornament found internally. These were added in the 1840s, made by John Walker of Walmgate for John Clough, then owner of the house.

4.6 The 2005 extension to the rear, although not of particular architectural merit, responds to the host building while remaining deferential in scale. It is simple in design, incorporating features found on the host building such as a deep eaves and banding below the top floor.

CONTRIBUTION OF SETTING TO THE SIGNIFICANCE OF THE LISTED BUILDING

4.7 This analysis is based on criteria within the Step 2 Checklist in Historic England’s Setting Guidance⁶.

4.8 The hotel is detached and set back from Bootham road by c.22 metres. This layout conveys the building’s status in relation to the adjacent terraced houses on Bootham, and this status is accentuated by mature trees within the grounds which also afford a sense of enclosure.



Figure 4.2 Historic photograph of one of the stone pillars and railings (source: British History Online)

⁶ “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)”



Figure 4.3 Stitched photograph of the listed building showing its setting to the south, as seen from Bootham (source: The Landscape Partnership)

- 4.9 The listed gate and railings fronting Bootham contribute to the significance of the listed building by virtue of the historic functional link, and the aesthetic quality of the stone railing posts which links them with the listed building: honeysuckle motifs also appear on features within the house. These railings and gateway pillars help to define the status of the Site.
- 4.10 The list entry does not detail the building's setting at any length, although it does note that *"At the rear of the building a small yard is enclosed by single-storey outbuildings and by a brick wall which carries cast iron railings which have finials with anthemion ornament."*
- 4.11 The listed building is best experienced in views of its façade fronting Bootham, where it can be appreciated in conjunction with the listed railings and within the context of surrounding historic buildings within the conservation area (see the stitched photograph at **Figure 4.3**). The building lies on the northern side of Bootham and is visible for a limited duration within the key kinetic view along Bootham, identified in the York Central Historic Core CA Appraisal (see **Figure 4.10**). In this context, the hierarchical relationship between the Churchill, as a building of status, and the surrounding houses, can be appreciated.
- 4.12 The extent of change to the building's setting has been considerable due to the changes in the building's use. The principal changes comprise the loss of garden space to the rear of the building due to the construction of the hotel extension in the early 21st Century, and also the construction of the carpark, created to accommodate the building's use as a hotel.



Figure 4.5 The rear of the Churchill Hotel, showing the detracting Grosvenor House



Figure 4.4 The rear of the Churchill Hotel, showing detracting elements such as the binstore and hardstanding



Figure 4.6 The car park at the Churchill Hotel

- 4.13 The rear extension, designed in a neo-Classical pastiche style, forms a neutral element in the setting of the building but the visual clutter from the bin store and associated servicing forms a detracting element in the setting to the rear of the building (see **Figure 4.4**). Further, Grosvenor House forms a detracting element in the setting of the Churchill by virtue of its proximity, scale and unsympathetic design (see **Figure 4.5**). The carpark is a detracting feature in the immediate setting of the house due to its poor aesthetic quality, urbanising character, albeit the mature trees in the carpark have been retained. See **Figures 4.6 and 4.7**.



Figure 4.7 The car park at the Churchill Hotel

4.14 Mature trees in the carpark and southeast corner of the lawn gives the listed building a sense of enclosure and privacy, which is also afforded by the recessed position of the building in relation to the street building line, and mature trees lining the railway line to the east. **Figures 4.8 and 4.9**, photographs of the Site from Bootham, illustrate this. The microfilms at **Figures 3.7 and 3.9** indicate that this seclusion and separation from Bootham was formerly more acute, due to boundary hedges behind the railings, and a fence between the front lawn and the car park.



Figure 4.8 Photograph of the Site from Bootham, from the west. The recessed building line of The Churchill and mature trees within the Site give the hotel a sense of seclusion. The 7 temporary pods can be seen in this photograph.

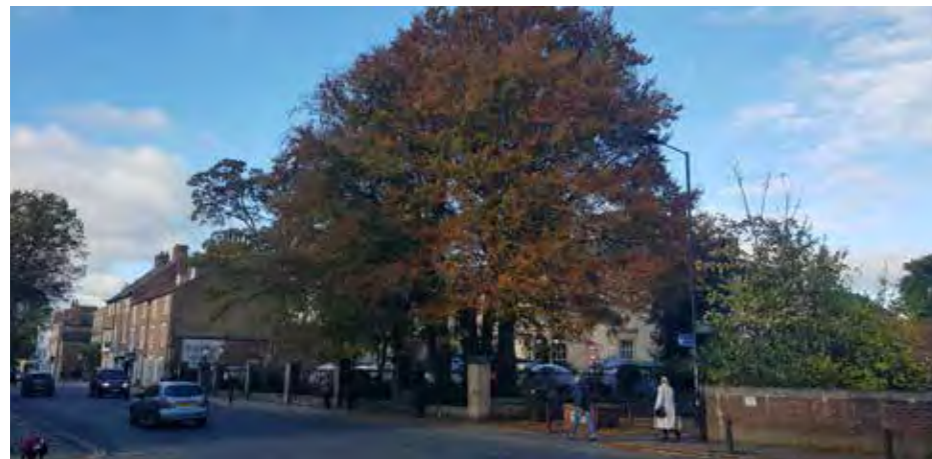


Figure 4.9 Photograph of the Site from Bootham, from the east. The recessed building line of The Churchill and mature trees within the Site give the hotel a sense of seclusion. The 7 temporary pods can be seen in this photograph.

YORK CENTRAL HISTORIC CORE CONSERVATION AREA

- 4.15 The Site lies within Character Area Two: Bootham of the Central York Conservation Area. **Section 3.0** summarises the historic development of this character area.
- 4.16 As illustrated by **Figures 3.1–3.3**, the character area generally comprises 19th Century development which was established first as linear development to each side of Bootham and then extending into the previously undeveloped land beyond.
- 4.17 The character area is of historic significance for the Roman origins of Bootham, legible in the orientation of this road which follows the original

- 4.18 The Bootham sub-area is also notable for high quality details to plot edges, including original boot scrapers, doorbells and railings: the latter includes the grade II listed example at the Churchill. Other streetscape components on Bootham include red K6 phone boxes, Edward VII post box, bollards and areas of cobbled verges (replacing earlier grass verges).

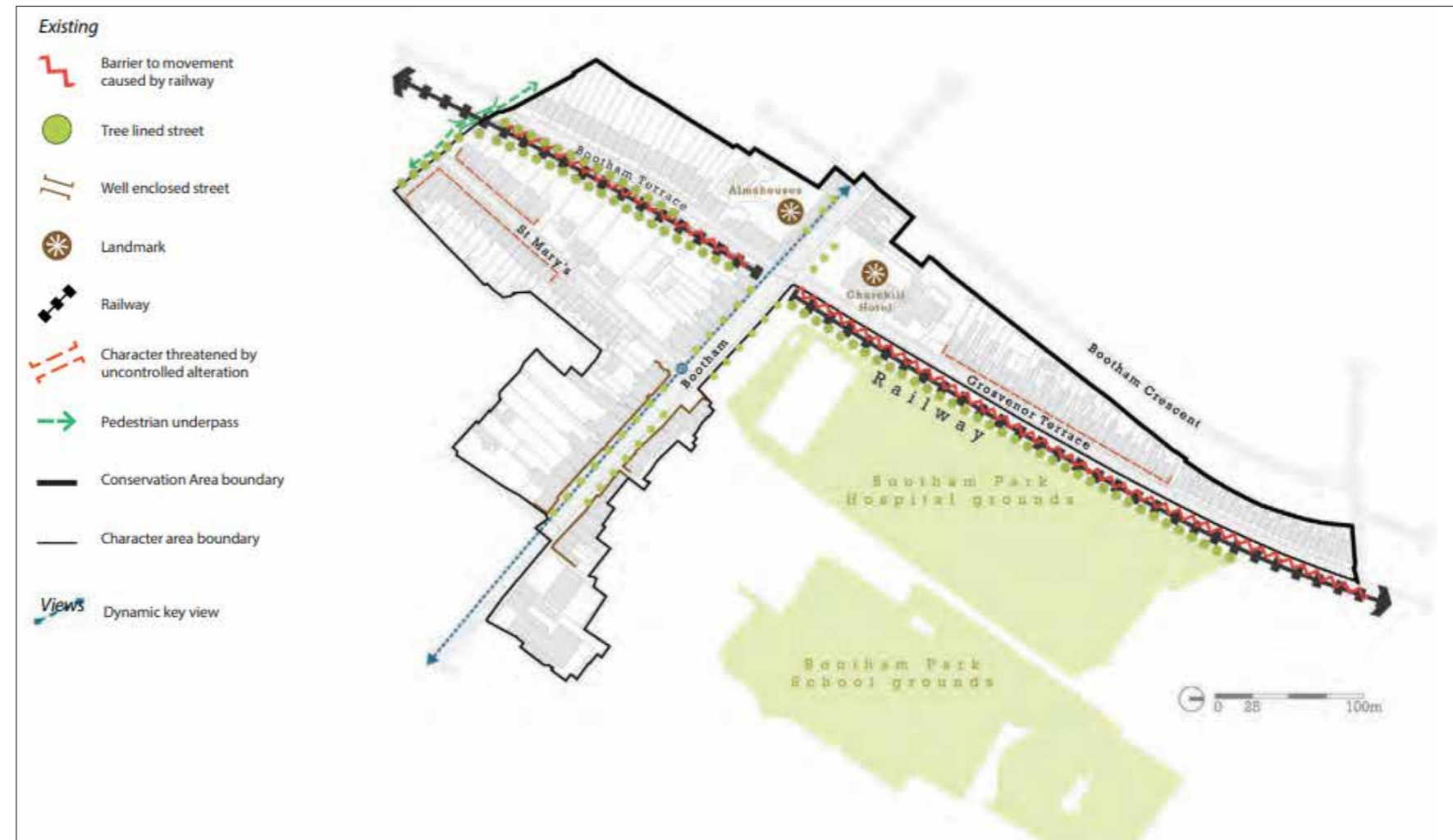


Figure 4.10 Issues and Opportunities Plan, Bootham sub-area (source: York Central Historic Core CA appraisal)

CONTRIBUTION OF SITE TO SIGNIFICANCE OF THE CONSERVATION AREA

- 4.19 The Churchill Hotel makes a positive contribution to the Bootham area of the Central York CA as a highly listed building that reveals the historic development of Bootham in the 19th Century.
- 4.20 The Site is acknowledged as a landmark building in the York Central Historic Core CA Appraisal. It is visible in the dynamic experience of travelling along Bootham (this view is identified in the CA Appraisal, see **Figure 4.10**). The kinetic view spans from Queen Anne's Road to the northwest to Bootham Row to the southeast. The hotel is visible for a very limited part of the overall visual experience (approximately 80m of the kinetic view which spans a distance of c.400m).
- 4.21 The listed building is also visible from Grosvenor Terrace, and in glimpsed views from other surrounding streets. A series of photographs taken from Bootham and reproduced at **Figures 4.11–4.13** illustrate The Churchill in these kinetic views. In these views, its Classical proportions and south bay can be appreciated. The photographs illustrate the currently erected seven temporary pods.
- 4.22 Notwithstanding, views of the listed building have altered in character through the history of the building: at various points in the 20th Century the principal façade of the listed building was more substantially screened by vegetation both on the plot boundary fronting Bootham and on the building itself (see **Figure 3.7**).
- 4.23 In terms of materiality, the principal façade of the listed Building is of ashlar sandstone which departs from the prevailing use of brick in the area but also denotes the status of the building.
- 4.24 The frontage railings and gate, which are listed at grade II in their own right, are redolent of the street furniture that characterises this area. This frontage to Bootham, and the mature trees within the gardens, add to the building's status and contribute aesthetic value to the experience of the listed building within the CA.

- 4.25 The regular Classical proportions of its south-east elevation to Grosvenor Terrace with heavy eaves also contributes positively to the CA.
- 4.26 As set out in the previous section, the building's setting has undergone iterative changes since the 19th century in line with the changing needs and uses of the building. The building's plot comprises a car park, which forms a hard edge to the hotel's northwest and northeast elevations, and a lawn to the southeast corner. The southeast elevation is also fronted by a terrace, and there are mature trees fronting Bootham. The car park forms a detracting feature in the CA.
- 4.27 Since the Covid-19 pandemic, the front lawn has been occupied by seven semi-translucent dining pods, installed as temporary hospitality pods during lockdown. These are of low scale and appear at a human scale, marginally exceeding the height of the boundary railings, as shown in **Figures 4.8 and 4.9**. Thus, they do not obstruct views of the listed building as it is experienced in the key kinetic views along Bootham, where the listed building can be appreciated in conjunction with the grade II listed boundary railings. This experience is illustrated in **Figures 4.11–4.13**, a series of kinetic views moving from west to east along Bootham. Notwithstanding, the listed building is only visible for a very limited part of the overall kinetic experience.



Figure 4.11 Kinetic sequence along Bootham (source: The Landscape Partnership)

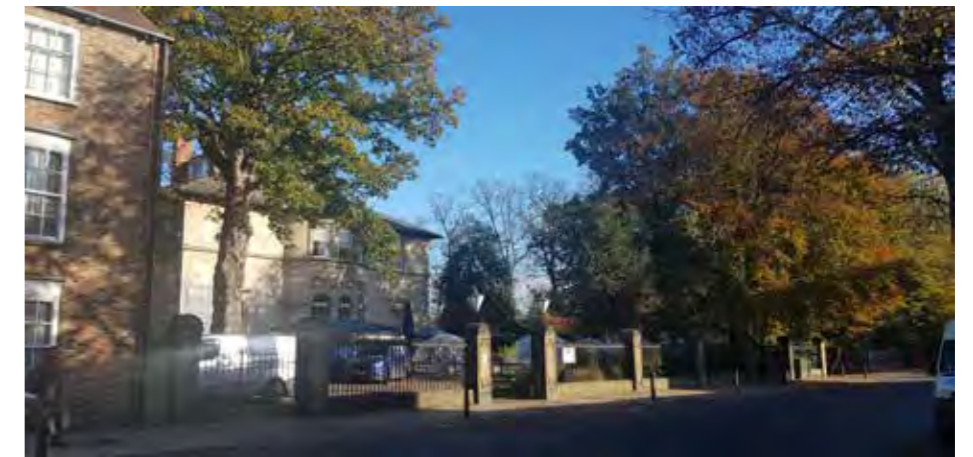


Figure 4.12 Kinetic sequence along Bootham (source: The Landscape Partnership)



Figure 4.13 Kinetic sequence along Bootham (source: The Landscape Partnership)

SUMMARY OF SIGNIFICANCE OF THE SITE

4.28 The significance of the grade II* listed building can be summarised as follows:

- The architectural and historic interest derived from the intactness of many original external and internal features of high aesthetic value;
- As representing a building of status likely to have been designed by prolific local architects Pritchett and Watson;
- Its group value with the grade II listed railings fronting Bootham;
- For its contribution to the Bootham and Marygate character area of the York Central Historic Core Conservation Area, in which:
- It contributes to an understanding of the 18th and 19th Century development in this part of York;
- It represents a landmark building on Bootham, appreciated for a duration of approximately 80m of the c.400m key kinetic view on Bootham, in conjunction with the grade II listed railings fronting the street.

5.0

ASSESSMENT OF THE PROPOSALS

THE CHURCHILL HOTEL, YORK, YO30 7DQ

ASSESSMENT OF THE PROPOSALS

5.1 In this section we provide our assessment of the proposals. Here we assess the impact of the proposals on the significance of the grade II* listed Churchill Hotel and the York Central Historic Core Conservation Area in light of national and local planning policy and the relevant statutory provisions. The Design document prepared by TLP architects sets out the design rationale and should be read alongside this assessment.

5.2 In preparing the proposals, the desirability of conserving designated heritage assets has been afforded great weight, (consistent with paragraph 200 of the NPPF and with the approach commended by the Court of Appeal in the matter of *Barnwell*).

5.3 We consider the following matters are the principal considerations:

- The impact of the proposed works on the special architectural or historic interest of the listed building; and
- The impact of the proposed works on the special architectural or historic interest of the conservation area.

5.4 Our assessment of the proposals is structured in five parts:

1. First, we summarise the feedback from York City Council on the previous planning application (ref. 22/00450/FUL), both in the recommendation letter of 15/06/22 and the Decision Notice of 06/07/22;
2. Next, we summarise the revised proposals;
3. Thirdly, we consider and revisit the principle of development;
4. Fourth, we assess the impact of the revised scheme on the significance of the listed building and on the York Central Historic Core Conservation Area; and
5. We then respond to the feedback received from York City Council.

5.5 A Planning application was submitted in March 2022 for the erection of seven glazed pods in the front garden to the hotel (ref. 22/00450/FUL). This was refused (see Reason for Refusal in **Section 3.0**). In summary, in the recommendation letter of 15/06/223, the Case Officer and Conservation Architect provided the following observations on the submitted scheme (application ref. 22/00450/FUL) in relation to the grade II* listed building:

- The introduction of built form in the garden was judged to detract from the understanding of the listed building's formal landscaped setting;
- The siting and number of pods was judged to be harmful to the spacious setting of the hotel frontage;
- The introduction of substantial human activity was judged to be harmful;
- The proposals were judged to be incongruous in design terms;
- The Council considered that the proposals would not preserve the significance of the listed building and concluded that the proposals would result in less than substantial harm to the significance of the listed building.

5.6 Regarding the impact to the conservation area, the feedback within the recommendation letter can be summarised as follows:

- The pods were judged to be incongruous within the conservation area and were judged to detract from the historic character of the conservation area;
- The proposals were judged to be harmful to the dynamic key view along Bootham;
- It was concluded that the proposals would not preserve the significance of the conservation area.

5.7 The Decision Notice, dated 6 July 2022, provided one Reason for Refusal (RfR). The RfR concluded that the proposals would result in substantial harm to the significance of the Central Historic Core Conservation Area.

5.8 The proposals were revised in response to the recommendation letter and Reason for Refusal and resubmitted (ref. 23/00800/FUL). This subsequent application was refused in July 2023. The RfR for the 2023 application (set out in Decision Notice of 27 July 2023) is largely consistent with the RfR cited for planning application ref. 22/00450/FUL, except for the following differences:

- the revised RfR concludes that the proposals would result in less-than-substantial harm (at the higher end) to the conservation area. This is a reduction in the level of harm identified in the Decision Notice for application ref. 22/00450/FUL (which concludes substantial harm); and
- the revised RfR concludes that the proposals would result in less-than-substantial harm (at the higher end) to the grade II* listed building (by virtue of development in its setting). The previous Decision Notice did not stipulate any degree of harm to the listed building.

5.9 A recommendation letter was not received for application ref. 23/00800/FUL.

5.10 The design has been amended a second time in response to the latest refusal. The key changes to the proposals are as follows:

- rather than glazing set within a metal structure, the pods follow a lightweight geodesic form that is self-supporting and fully transparent;
- the height of the pods has been reduced from 2.4m to 2.1m. The revised landscape plan can be seen at **Figure 5.1** and a section drawing can be seen at **Figure 5.21**.

5.11 A number of the points raised in the Decision Notice of July 2023 are contested. These are discussed further below following a description of the revised proposals.

THE PROPOSALS

5.12 The revised proposals are for the temporary erection of five polycarbonate domes in the front garden of the hotel, to provide socially distanced and private dining/meeting areas. These structures would follow the temporary plastic spheres that are currently erected under planning application ref. 23/01641/FUL. Planning permission is sought for the siting of these five structures for a temporary period of five years, together with the associated landscaping works (see **Figure 5.1**).

5.13 As illustrated in **Figure 5.1**, the pods are arranged on the front lawn around the existing curved pathway. The indicative design can be seen as an inset to the plan at **Figure 5.1**. The pods are 2.1m high and 3.55m in diameter.

5.14 The pods are sited on timber pads located above the existing ground level, to ensure they are non-invasive. The polycarbonate materiality results in a transparent, lightweight aesthetic that ensures the visual impact is limited.

5.15 Delivering a viable use is clearly a heritage benefit and the proposals before the Council would achieve that objective. The Economic Benefits statement, submitted with the planning application, sets out the ways in which the temporary pods have benefited the business.

5.16 The nature of the pods is that they would be lightweight, sitting on a timber base and of a removable structures, which means that they would be easily reversible in the future.

5.17 The proposals would also incorporate a raised planter with a low evergreen hedge behind the railings at the northern end, to provide low screening into and across the parking area.



Figure 5.1 Landscape Plan of the Proposed Development (source: The Landscape Partnership)

PRINCIPLE OF DEVELOPMENT

- 5.18 The NPPF recognises the importance of finding a sustainable use for a heritage asset. Such a use is essential for the long-term conservation of most heritage assets, and the temporary pods erected at the Churchill Hotel during the Covid-19 pandemic have provided considerable income for the hotel. In addition, the success of the temporary pods has resulted in the employment of 7 full-time and 10 part-time additional members of staff to cater for the patronage generated by the pods.
- 5.19 Customer's habits have changed since the Covid-19 pandemic and outdoor/private dining has been embraced. Furthermore, restrictions in adapting the internal space of the grade II* listed building to accommodate social distancing mean that outdoor dining is essential to maintain patronage. This is corroborated by the Economic Statement submitted as a supporting document for this planning application.
- 5.20 Similar schemes have been approved, for example the erection of meeting domes and an external bar at The Bird, 18-19 Pulteney Road, Bath (ref: 21/00144/FUL).
- 5.21 Examples in York include consent for the erection of a tepee in the grounds of the Principal Hotel (grade II listed) for a temporary period of two years (LPA ref. 21/00519/FUL). In October 2022, consent was granted for the temporary siting of six chalets by the South Quire Aisle of York Minster (LPA ref. 22/01608/FUL). The latter was acknowledged to result in less than substantial harm to the grade I listed building but was considered acceptable for a number of reasons, including consideration of the relative scale of the Minster in relation to the chalets and the temporary nature of the structures. Heritage considerations were also weighed in the overall planning balance, which included consideration of the significant economic benefits of the schemes.
- 5.22 In July 2013, the extension in time to the erection of a temporary marquee at the Cedar Court Hotel, York, was approved (LPA ref. 13/01666/FU). The hotel is a grade II* listed building, within the Central Historic Core conservation area and in the setting of other highly listed buildings including grade I listed City Walls. The application was deemed acceptable due to the temporary nature of the scheme, and the combined economic benefits and long-term solution which were considered to outweigh harm to heritage assets.

- 5.23 Though each case varies and must be considered on its own merits, it is nevertheless relevant that similar applications in heritage sensitive locations have been considered acceptable, given consistency in decision making is a key tenet of the planning system.
- 5.24 The best use of a listed building is one that preserves its significance in a manner that is consistent with its conservation. This is consistent with paragraph 196 of the NPPF which states heritage assets should be put to viable use consistent with their conservation.
- 5.25 The intention of the development is to provide a customer experience in a manner that will allow more opportunities for people to visit the site all year round, and appreciate the significance of the listed building alongside other land use benefits (such as contributing to the local economy). The proposals essentially formalise the informal uses that are already taking place on the site.
- 5.26 The proposals before the Council have been developed through careful consideration of the heritage sensitivities. The project team has been mindful that conservation is a process of managing change and not simply preserving the status quo for its own sake. The emphasis is on understanding what is special about a heritage asset and its setting and ascertaining where certain elements are capable of accepting change without harming the special values of a place.
- 5.27 The starting point has been to understand the history and significance of the building which is set out in **Sections 3.0 and 4.0**.
- 5.28 The project team has developed the proposals in response to this understanding. We have sought opportunities to make enhancements to the heritage significance, while making alterations in areas that have previously been altered and are therefore of far less sensitivity. Since the refusal of planning application ref. 22/00450/FUL in July 2022 and the subsequent refusal of planning application ref. 23/00800/FUL in July 2023, amendments have been made to the design in response to comments received from CYC.
- 5.29 In order to function in the hotel market, particularly in a challenging area of the economy that is going through profound change, together with the importance of this location in the centre of York, the Site requires an innovative approach. Based on our findings we see no objection in principle to the proposals, what matters are the particular effects.

ASSESSMENT

IMPACT ON THE LISTED BUILDING

- 5.30 In considering the impact of the works on the special architectural and historic interest of the Application Site, the starting point for an assessment of impact must be to return to the special architectural and historic interest of the Site and the contribution made by setting to that significance.
- 5.31 Below we consider the impact of the works on these points of interest as set out in the previous Section.
- 5.32 The proposals would have no impact on the intrinsic architectural and historic interest of the listed building; the impact is related to setting.
- 5.33 The setting of the listed building has undergone considerable change since it was built as a house in the early 19th Century, in line with the changing use of the building and the need to modernise and expand. The remaining setting elements that contribute to the significance of the listed building relate to the relationship between the listed building and the grade II listed boundary railings, and wider relationship with the York Central Historic Core Conservation Area: both aspects appreciated from Bootham, Clifton Road and the south of the Site.
- 5.34 The lightweight nature of the design and transparent frames, as well as the maximum height of the pods at 2.1 metres, ensures that the visual impact from Bootham is limited, and the pods do not obstruct views of the principal façade of the hotel. The height of the pods marginally exceeds the height of the railing posts fronting Bootham, as illustrated in the photographs of the existing pods in situ at **Figures 5.16-5.20**.
- 5.35 The setting back of the building behind the building line on Bootham gives the building a sense of prominence and status. This is accentuated by its scale and architecture, as designed by GeoDomeX who designed other buildings of status in York and beyond.
- 5.36 The pods themselves are simple in form and design, and contrast with the masonry construction of the listed building. Curved forms are referenced in the principal façade, principally the round-headed ground floor bay windows, thus the form is not alien to the listed building. Notwithstanding, there are many examples of successful introductions to listed buildings that deliberately contrast in form with the host building, serving to

emphasise the differing forms and thus enhance appreciation. See examples below.

- 5.37 This contrasting aesthetic has the effect of amplifying the qualities of the listed building. At the same time, and vice versa, the masonry above draws attention to the fragility of the glazed structures. This relationship is illustrated in the photographs of the pods in situ at **Figures 5.16–5.20** (albeit there are seven pods in situ and the proposals seek permission for five).
- 5.38 In that sense, the proposals are, we believe, an enhancement to the property's functionality and an aesthetic improvement in comparison with the existing landscaping. That improved accommodation would benefit any owner or occupier and is not specific to the needs of one owner. As a result, the works are comparable to any listed building upgrade which makes necessary and desirable changes to enhance amenity and improve the sustainable economic future of the listed building.
- 5.39 The proposed planter with low evergreen hedge behind the railings in the car park would improve the experience from Bootham by virtue of screening the unattractive hardstanding (see the plan at **Figure 5.1**). This would reflect an historic arrangement showing evergreen hedges lining the railings, which obscured visibility of the lawn from Bootham (see **Figure 3.7**). All the other trees would be retained except a low quality conifer tree in the east side of the lawn.
- 5.40 In our judgement the development would at least preserve the setting and significance of the listed building and in turn would comply with Paragraphs 203, 205, 206 and 212 of the NPPF.

YORK CENTRAL HISTORIC CORE CONSERVATION AREA

- 5.41 The listed building makes a contribution to the Bootham and Marygate character area of the York Central Historic Conservation Area, in which:
6. The Site contributes to an understanding of the 18th and 19th Century development in this part of York;
 7. The Site represents a landmark building on Bootham, appreciated in views from Bootham in conjunction with the grade II listed railings fronting the street.
- 5.42 Regarding point 1), the proposals do not erode the legibility of the listed building as contributing to an understanding of the historic development of Bootham, as they would be clearly read as a modern element distinct from the main building. The design of the proposed pods can be seen in the photographs of the temporary pods (albeit the proposals seek permission for five pods and there are currently seven pods in situ) at **Figures 5.16–5.20**. See also the plan and section at **Figures 5.1 and 5.21** respectively. The lightweight structures read as a clearly modern, distinct element associated with the commercial use of the building (a use that has been established for many years) that does not compete visually with the listed building or the wider conservation area. The proposals would not hinder the understanding of the listed building as relating to the historic development of Bootham in the 19th Century.
- 5.43 Regarding point 2), the proposals would be experienced kinetically by pedestrians and road users who would primarily be focussing on wayfinding. Photographs taken in February 2023 and reproduced at **Figures 5.3 to 5.6** illustrate this kinetic sequence from the approach from the southeast.
- 5.44 **Figures 5.7 to 5.12** illustrate the approach from the northwest and **Figure 5.13** was taken directly opposite the hotel on the southern pavement.



Figure 5.2 View along Bootham from the southeast approximately 85m from the site boundary. The Churchill Hotel is located in the background to the right of the frame.



Figure 5.3 View along Bootham from the southeast. The Churchill Hotel is located in the background to the right of the frame. The grade II listed railings can be seen.



Figure 5.4 View along Bootham on the north pavement, to the southeast of the hotel. The grade II* listed building can be seen in its landscaped setting with large mature trees and boundary railings. The 7 temporary pods can be glimpsed.



Figure 5.6 View from the northwest approximately 110m from the site boundary, from the main carriageway



Figure 5.8 View from the northwest on the south pavement, approximately 60m from the site boundary



Figure 5.5 View from directly opposite the Churchill Hotel on its southeastern side. The 7 temporary pods can be glimpsed.



Figure 5.7 View from the northwest on the south pavement approximately 110m from the site boundary



Figure 5.9 View from the northwest on the south pavement, approximately 60m from the site boundary (zoomed in version of Figure 5.8)



Figure 5.10 View from the northwest on the north pavement, adjacent to the site boundary



Figure 5.11 View of the hotel from the north pavement, adjacent to the boundary railings



Figure 5.12 Direct view of the hotel from the south. The 7 temporary pods can be glimpsed.

- 5.45 As is illustrated by the photographs, the transparent, lightweight structures would be glimpsed beyond the railings. The listed building in its lawned setting with mature trees and boundary railings is still clearly read and understood, and the deferential height of the pods in relation to the railing posts ensures they are not visually obtrusive and do not impede an appreciation of the group. The kinetic photographs also illustrate the contained visual impact of the pods. On the approach from the northwest and southeast, the pods are not discernible until almost directly opposite the hotel. This substantiates point 1) that the proposals would not hinder the ability to understand the listed building within its context of the development of Bootham in the 19th century. The recent photographs of the pods in situ evidence these points (see **Figures 5.16–5.20**). The pods are designed to an even more lightweight specification than the design of the pods for which planning permission was sought under application ref. 23/00800/FUL. The geodesic pods rely on L-shaped structural brackets at the base which enable them to be fully transparent with no metal struts for support. The photograph of the principal façade of the listed building at **Figure 5.17** illustrates how contemporary and transparent geodesic structures can appear complementary to the existing context: a harmful effect is not created simply because the pods are there. The effect of the development must be considered holistically, and the photographs at **Figures 5.16–5.20** illustrate how the development would not harm the setting and special interest of the listed building, rather it would enhance the setting as part of a rationalised landscape design.
- 5.46 The pods would also be temporary, for a period of five years, and so fully reversible and impermanent.
- 5.47 In our judgement therefore, the development would at least preserve the significance of the conservation area and in turn would comply with Paragraphs 203, 205, 206 and 212 of the NPPF.

COMMENTS ON THE OFFICER DELEGATED REPORT (REF. 22/00450/FUL)

5.48 The following section addresses comments received on planning application ref. 22/00450/FUL for five pods. The analysis is still relevant in relation to the more recent refusal for planning application ref. 23/00800/FUL, as there was no Delegated Report received with the later application and the wording in the Decision Notices is consistent other than the conclusions on harm. Despite the reduction in identified harm from substantial to less-than-substantial, the analysis on calibrating the harm remains valid.

IMPACT ON THE LISTED BUILDING

5.49 The Council noted that the front garden space was designed as a 'separation between pavement and to provide a spacious setting to the impressive building frontage'. The proposals would not impact this sense of separation between the listed building and Bootham. The illustrative view from Clifton Road to the west of the listed building shows that the pods would be incorporated well into the garden, filtered by vegetation and the grade II listed front railings. The height of the pods at 2.1 metres ensures they remain subservient to the main building frontage and only marginally exceed the railings in height. The appreciation of the listed building in its garden setting is retained. This is also illustrated by the photographs of the listed building from Bootham, in particular the closer range views such as at **Figure 5.5** and **Figure 5.6**, as well as the view at **Figure 5.13**.

5.50 The Council consider that the introduction of built form in the garden will detract from an understanding of a 'formal landscaped setting', and how the asset is experienced and understood will be changed.

5.51 In response to this point, we consider that the asset is not experienced in a 'formal landscaped setting'. As set out in **Section 3.0**, the building's landscaping has undergone significant change since the 19th century in line with the changing use of the building. The building's use as a hotel has necessitated a large portion of the garden to be given over to hardstanding for a car park, and other existing features such as the patio area in front of the hotel have served to informalise the garden space. It is therefore noted that the introduction of five dining pods would not alter the way in which the asset is experienced and understood, as it is

already understood as a commercial building with associated functioning buildings and spaces. Indeed, the introduction of the pods would be entirely consistent with the commercial use of the hotel and the garden in particular which is already regularly used by visitors.

5.52 The Council's comment that the pods would 'dominate' the space and harm the current spacious setting has been responded to, with the reduction in the number of pods from seven to five. The diameter of the pods, at 3.55 metres, also ensures they do not crowd the space, and their siting along a formal pathway ensures ease of circulation (see **Figure 5.1**). The hotel's setting has always had a sense of enclosure on the Bootham side owing to large mature trees and, historically, other vegetation which has served to provide privacy and screening of the listed building (see **Sections 3.0** and **4.0**). The introduction of discreet, transparent pods set around a landscaped border would be fully in keeping with this setting.

5.53 The 'dome' form of the pods is noted by the Council as being harmful to the setting of the listed building. This is also contested, as there are many examples of successful modern extensions or introductions to historic buildings that contrast pleasingly with the host building. The contrast in form and materiality between a contemporary and a historic building can emphasise the respective qualities of each, complementing rather than competing. Local examples include the Theatre Royal in York, which has a 1960s north extension wing by Patrick Gwynne. Its hexagonal concrete columns and glazing contrast successfully with the Victorian gothic detailing of the main building. See **Figure 5.14**.

5.54 Other well-known examples outside of York include the extension by Eric Parry Architects to the Holburne Museum in Bath (see **Figure 5.15**). There are also many examples designed to a curved form that complements the linear form of the host building, for example the Investcorp Building at the Middle East Centre at St Antony's College, Oxford (see **Figure 5.16**).

5.55 Such contrasting modern forms can serve to emphasise the quality of the historic features, and vice versa.

5.56 Finally, we strongly disagree with the Council's comment that the introduction of substantial human activity will also result in detracting, incongruous development. In line with the building's current use, the Churchill is already experienced in a context of significant human activity, including both pedestrian movement and vehicular movement

within the carpark. Bootham itself is a busy thoroughfare and visitors to the hotel make use of the commercial uses in the existing front garden associated with the outdoor patio, resulting in an active environment signalling the ongoing use of the building as a hotel. This is not considered to be a negative constituent of the way the building is experienced, rather it contributes to the activity and interest of this part of the conservation area. In winter months, the subtle lighting of the pods would create an inviting environment that encourages exploration, reflecting the listed building's commercial use, yet would not dominate or distract from the garden setting (which is already used for commercial uses in any case).

5.57 We refer at this point to the fallback option for a marquee, the application for which is deemed to have prior approval. This is a realistic fallback because the outside covered space would provide an area for commercial food and beverage use. Of course, that option is not as aesthetically pleasing as the dining pods, which are modern, well-designed and high quality features that provide a sense of space between them; a marquee would not – it would be more prominent.



Figure 5.13 Theatre Royal, York (source: TripAdvisor)



Figure 5.14 The Holburne Museum, Bath (source: Eric Parry Architects)



Figure 5.15 The Investcorp Building at the Middle East Centre at St Antony's College, Oxford, designed by Zaha Hadid Architects (source: Domus)

IMPACT ON THE CONSERVATION AREA

- 5.58 The Council maintains that the hotel and frontage curtilage make a 'strong' contribution to the conservation area.
- 5.59 It is acknowledged in the previous section, and agreed, that the grade II* listed building frontage makes a strong contribution to the conservation area, including its group value with the grade II railings and gateway, and associated attractive landscaped plot. However, we dispute that the car parking and garden fronting the listed building towards Bootham makes a strong contribution to the conservation area. This area is now partially occupied by a car park and associated vehicular character. In addition, incremental changes to the front have served to dilute the historic character of the space which was changed many years ago. These elements of the frontage curtilage are ordinary at best, or at worst and in the case of the hardstanding, detracting features within the conservation area. It is therefore noted that the existing contribution to the conservation area is mixed, not least as the building itself is set back from Bootham and the garden is set behind railings and mature planting. Thus, in our judgement, the setting of the listed building (the hotel) does not "strongly" contribute to the significance of the very large CA (as a whole), rather it makes a mixed contribution.
- 5.60 The Council notes the importance of View 20 of the adopted YCCHCCA Appraisal, which includes details of the 24 character areas identified by the Council. The importance of this dynamic view is agreed. However, we maintain that the proposals would not harm this dynamic view. As illustrated in the kinetic sequence at **Figures 5.3 to 5.12**, the pods are successfully absorbed by the landscaped plot and frontage railings, and, notwithstanding, the proposed pods are less visible than the existing shown in the photographs due to the dark painted plywood frame design. Their subservient dimensions, which only marginally exceed the height of the boundary railings, and the lightweight, transparent design, would ensure they would not draw the eye in the dynamic views along Bootham. In fact, the absolute height is something of a misnomer because the pods will be set back from the railings, within the garden space, and so will appear lower through perspective. Furthermore, the pods now proposed are lower in height than those previously proposed, by 0.3m.

- 5.61 Notwithstanding and as illustrated in **Figures 5.3 – 5.12**, the visual impact of the pods would be confined to a small part of the conservation area, and would also not impact the duration of the dynamic view. The duration of the view is illustrated in the YCCHCCA Appraisal as spanning a length of the road from at least Bootham Row to the southeast, over 300m from the Site, to Queen Anne's Road to the northwest. Where visible, the pods would not only be visually discreet but would also only be visible for a very limited part of the overall kinetic experience, as illustrated by the photographs reproduced in this section. Their contemporary geodesic form would mean that they would not confuse or detract from the weight of the Neo-Classical south elevation of the listed Churchill Hotel; rather, the form would complement the ensemble in the way we have described above. Furthermore, the planning application is for a time-limited period of five years and so entirely reversible.
- 5.62 For these reasons, it is concluded that the proposals would have a neutral impact on the conservation area. The proposals are judged to formalise the informal commercial uses in an appropriate manner. If the Decision Maker reaches a different judgement and considers the proposals to have a negative effect on the conservation area, any harm would necessarily be at the low end of the spectrum of less-than-substantial harm, as the visual impact is limited to a very small part of the conservation area within about 80m of the hotel site boundary. This harm, if found, would be entirely capable of being outweighed by the public benefits of the scheme, which include the landscape improvements.



Figure 5.16 Photograph of the pods in situ, from Bootham Road. There are seven temporary pods and the revised proposals seek permission for five pods, of the same design as those in situ, for a temporary period.



Figure 5.18 Photograph of the pods in situ, from Bootham Road. There are seven temporary pods and the revised proposals seek permission for five pods, of the same design as those in situ, for a temporary period.



Figure 5.20 Photograph of the pods in situ, from the hotel entrance gate on Bootham Road. There are seven temporary pods and the revised proposals seek permission for five pods, of the same design as those in situ, for a temporary period.



Figure 5.17 Photograph of the pods in situ, from Bootham Road. There are seven temporary pods and the revised proposals seek permission for five pods, of the same design as those in situ, for a temporary period.



Figure 5.19 Photograph of the pods in situ, from Bootham Road. There are seven temporary pods and the revised proposals seek permission for five pods, of the same design as those in situ, for a temporary period.

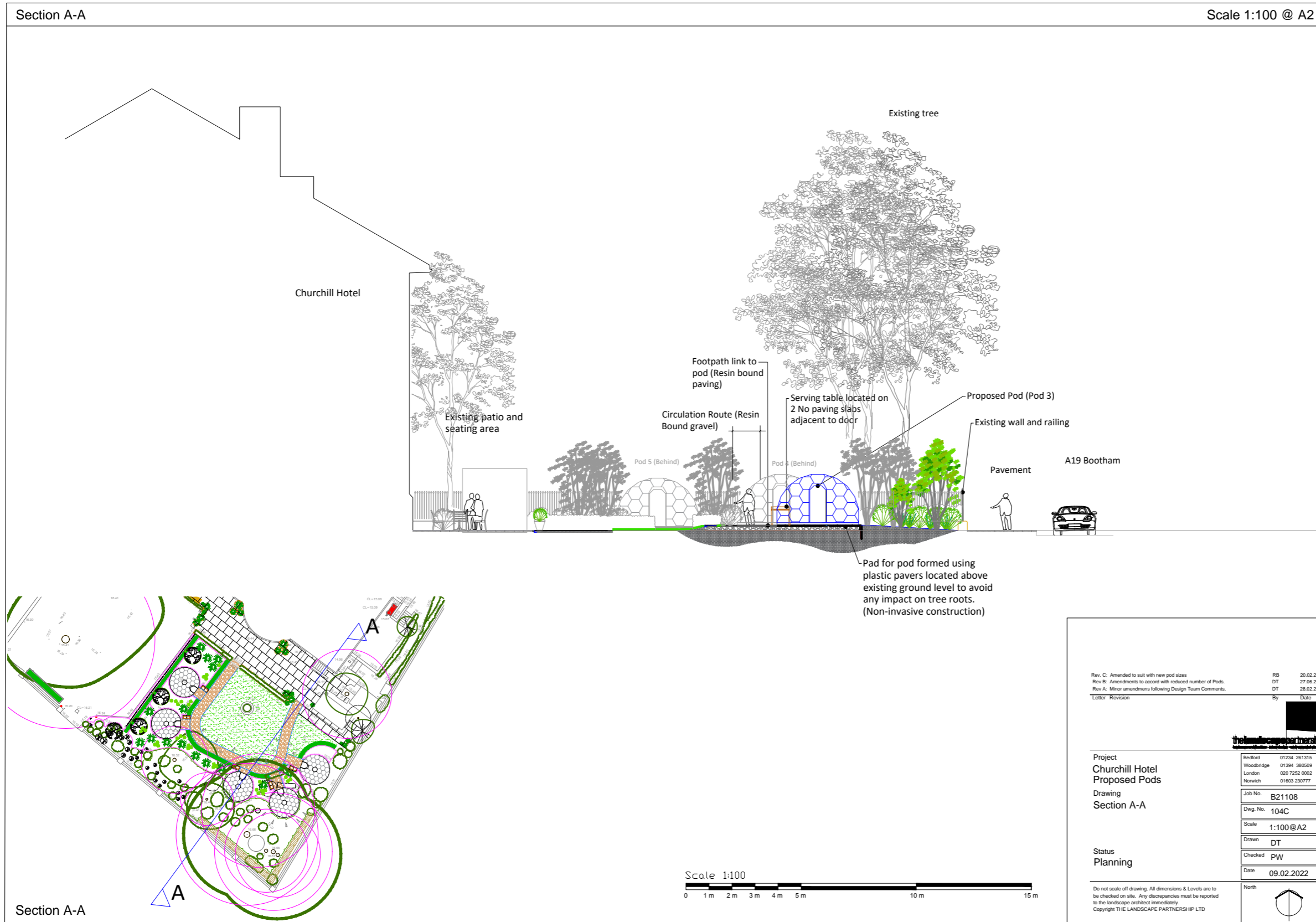


Figure 5.21 Section drawing showing proposed 5 pods (source: The Landscape Partnership Ltd)

COMMENTS ON THE DECISION NOTICES (REF. 22/00450/FUL AND REF. 23/00800/FUL)

- 5.63 The Decision Notice for application ref. 22/00450/FUL contains one Reason for Refusal, which reasserts, in condensed form, many of the points raised in the Officer recommendation letter.
- 5.64 It concludes that the proposals, as submitted, were contrary to sections 66 (1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 134, 189, 190, 199, 202 of the National Planning Policy Framework (July 2021), and Policies D4 and D5 of the 2018 Publication Draft City of York Local Plan, as a result of the harm to the conservation area.
- 5.65 Notably, on the level of harm, the Council concluded that the proposals would result in 'substantial' harm to the Central Historic Core Conservation Area. We disputed this finding of harm in the Heritage Statement submitted with the revised planning application ref. 23/00800/FUL.
- 5.66 The planning application was refused with a revised Decision Notice that concluded a reduced degree of harm to the conservation area of the 'higher level' of less than substantial harm as opposed to substantial harm. The Decision Notice also concluded harm to the grade II* listed building, also at the higher level of less than substantial.
- 5.67 Notably, the harm to the listed building was identified to be caused to the setting of the listed building. Given setting in itself is not a heritage asset, the harm must be considered in relation to the contribution that setting makes to the significance of the listed building, as set out in the Edith Summerskill decision (see excerpt in **Section 2.o**).
- 5.68 Taking into account this reasoning and the contribution made by setting to the significance of the grade II* listed building (as set out in **Section 3.o** and taking into account the change that the immediate setting of the listed building has undergone), a setting impact must not reasonably be able to come close to causing harm at the higher end of less-than-substantial level. If the Decision Maker were to find harm, the harm would be proportionate to the contribution made by setting to the overall significance of the building.
- 5.69 We therefore dispute this claim of the higher level of less than substantial harm for the following reasons:
- In grading harm, the Decision Maker must first take account of the scale of change, and so the extent of impact and the relevance of that impact to the significance of the heritage asset. The overall weight to be attributed to any harm, and the conflict with policy, should be a product of these factors.
 - In this case, the nature of the proposals as comprising five discreet, transparent structures which only occupy and are only visible across a very limited part of the Conservation Area, must necessarily result in harm at the lower end, if harm is indeed found. The conservation area spans a large area covering the centre of York and surrounding districts, and is divided into 24 character areas. The proposals would be affecting a small part of one of these character areas, and even then, for the reasons discussed earlier, that impact would be transient and limited. The proposals would be entirely complementary to the uses and character of the conservation area, and notwithstanding, the application is for a time-limited period and so entirely reversible;
 - Having had regard to the Summerskill House appeal decision and regarding the impact to the listed building, the five discreet pods are located in the setting of the building to the front garden which is not in its original layout or appearance and so is less sensitive to change than if the setting had survived since construction of the house. If the Council consider there is any harm (and our position is that there is no harm to the setting and significance of the listed building) then that harm would be less than substantial and at the lower end of the spectrum for the reasons set out above.
- 5.70 In our judgement proposals would preserve the character and significance of the conservation area and the significance of the grade II* listed building. If the Decision Maker arrives at a finding of harm, that harm must necessarily be less-than-substantial and very low on the spectrum, and capable of being outweighed by public benefits as required by paragraph 208 of the NPPF.

6.0 CONCLUSION

THE CHURCHILL HOTEL, YORK, YO30 7DQ

CONCLUSION

- 6.1 Overall, our analysis concludes that the proposals at least preserve the significance of the grade II* listed building, and also preserve the significance of the York Central Historic Core Conservation Area.
- 6.2 This is achieved through the design and scale of the proposed pods, which are subservient in scale to the listed building and grade II listed boundary railings and as such do not obstruct or hinder views of the assets individually or in conjunction with each other. The reduction in the number of proposed pods from seven (as currently in situ on a temporary basis until the end of March 2024) to five, further reduces the limited visual impact of the pods. Glimpsed views of the pods from Bootham and Clifton Road would not erode the appreciation of the listed building and conservation area, and they would be understood as part of the existing commercial character of the premises.
- 6.3 Notwithstanding, the non-invasive and temporary nature of the proposals would ensure that the development could be easily reversed at any point in the future.
- 6.4 Historically, the listed building has benefited from a sense of enclosure and degree of separation from Bootham due to being recessed behind the established building line and filtered by mature trees within its plot. This arrangement gives it a sense of enclosure as well as prominence, signalling it as a building of status. The proposals would not impact this way in which the listed building is experienced and understood.
- 6.5 The proposals also incorporate improved landscaping, with a new boundary hedge that would help screen unattractive views of the car park from Bootham, and the removal of an unattractive conifer tree.

ASSESSMENT AGAINST POLICY, LEGISLATION AND STATUTORY DUTIES

- 6.6 This heritage-led approach will, in our judgement, at least preserve the significance of Churchill Hotel, nearby listed buildings and the conservation area. If the decision maker arrives at a different conclusion to our analysis (which is no harm) then we consider that the harm to the Churchill Hotel and the CA must necessarily be less than substantial and very limited (note that we do not find any harm to the setting and significance of other nearby heritage assets) On that basis the public benefits must be weighed against the harm, notwithstanding that any harm to a listed building is a matter of considerable importance and weight.
- 6.7 The public benefits of the development are set out in the accompanying Planning Statement prepared by O'Neill Associates.
- 6.8 In this case we consider that a number of the following heritage benefits would be delivered by the proposals:
- The proposals would ensure the long-term viability of the listed building through providing continued hospitality pods which bring in significant income for the hotel, thus aiding the post-covid recovery (a heritage benefit);
 - The incorporated landscaping would improve the experience of the Site from Bootham (a heritage benefit).
- 6.9 In our judgement, and in undertaking an "internal heritage balance" which takes account of the scheme's heritage benefits, we consider that these benefits would outweigh any perceived harm resulting from the proposals. There are also wider public benefits including the pods ensuring employment for an additional c.11 full-time members of staff and 20 temporary members of staff (an economic benefit described by O'Neill Associates in the accompanying Economic Benefits Statement).
- 6.10 With such a rationale at play the proposals would comply with the NPPF and the decision maker is able to discharge their legal duties under sections 16(2) and 66(1) of the 1990 Act.

APPENDIX 1: LIST ENTRIES

THE CHURCHILL HOTEL, YORK, YO30 7DQ

GARDEN RAILINGS AND GATE PIERS TO NUMBER 65 (THE CHURCHILL)

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1259445

Date first listed:
19-Aug-1971

Date of most recent amendment:
14-Mar-1997

Statutory Address:
GARDEN RAILINGS AND GATE PIERS TO NUMBER 65 (THE CHURCHILL), BOOTHAM

Map



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Location

Statutory Address:
GARDEN RAILINGS AND GATE PIERS TO NUMBER 65 (THE CHURCHILL), BOOTHAM

The building or site itself may lie within the boundary of more than one authority.

District:
York (Unitary Authority)

Parish:
Non Civil Parish

National Grid Reference:
SE 59801 52535

Details

YORK

SE5952NE BOOTHAM 1112-1/7/89 (North East side) 19/08/71 Garden railings and gate piers to No.65 (The Churchill) (Formerly Listed as: BOOTHAM Garden railings and gate piers of No 65 (Record House))

GV II

Railings, piers and gates. c1840. Made by John Walker of Walmgate for John Clough. Sandstone ashlar and brick with wrought and cast-iron. Bordering Bootham there are 9 piers of rectangular plan linked by low stone copings with railings, except between the 1st and 2nd piers from the left and between the 3rd and 4th piers, where there are iron gates. The right-hand pair of gates appears to be a C20 replacement. The railings have finials with anthemion ornament. The piers have semi-cylindrical caps, their semicircular front elevations carved with honeysuckle decoration. The faces of the piers have incised Greek fret ornament. Bordering Grosvenor Terrace there are no intermediate piers and the railings are set on a brick wall with stone coping. Included for group value as an integral part of No.65 Bootham, The Churchill (qv). (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975:-: 62).

Listing NGR: SE5980152535

Legacy

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462907

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Sources

Books and journals

An Inventory of the City of York IV East, (1975), 62

Legal

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End of official listing

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THE CHURCHILL

Overview

Heritage Category:
Listed Building

Grade:
II*

List Entry Number:
1259444

Date first listed:
19-Aug-1971

Date of most recent amendment:
14-Mar-1997

Statutory Address:
THE CHURCHILL, 65, BOOTHAM

Map



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District:
York (Unitary Authority)

Parish:
Non Civil Parish

National Grid Reference:
SE 59819 52562

Details

YORK

SE5952NE BOOTHAM 1112-1/7/88 (North East side) 19/08/71 No.65 The Churchill (Formerly Listed as: BOOTHAM No.65 Record House)

GV II*

House, now hotel. c1827. Sandstone ashlar facade with white brick side walls and red brick rear walls and chimneys. Hipped slate roof. EXTERIOR: 2 storeys with attic and cellars. Facade symmetrical, of 2 storeys with one bay to each side of a bowed centre, and with a plinth, a moulded 1st floor sill band, and overhanging eaves. The windows are glazing bar sashes. Those to the outer bays have architraves, with cornices to those on the ground floor. The bowed centre has 3 windows on each floor. Those on the ground floor have semicircular heads and moulded impostes, and those on the 1st floor have architraves. Rising above the centre of the roof is a timber lantern of rectangular plan with 3 glazing bar sash windows facing forwards and with a chimney at each of its 4 corners. The left-hand return wall is of 3 bays and has glazing bar sash windows with stone architraves. To the left of the entrance there is a small window which is sashed without glazing bars. A port-cochere is carried on square piers and has a plain entablature. The door has 4 panels, and flanking lights. Set back to the right there is a 3-storey bay of red brick which is the side wall of a rear wing. It has glazing bar sash windows. The right-hand return wall (facing north-east) is of 5 bays and has cellar windows. At the rear of the building a small yard is enclosed by single-storey outbuildings and by a brick wall which carries cast-iron railings which have finials with anthemion ornament. INTERIOR: the stair hall rises through the full height of the building and is lit by the central lantern. The staircase has cantilevered stone treads and has cantilevered 1st floor landings on 2 sides. The cast-iron balustrading is enriched with honeysuckle ornament. Below the lantern light there is a band of richly moulded plasterwork with cornucopias and foliage. The ground-floor room which occupies the central bow has a curved white marble fireplace with sides decorated with foliage patterns and with paterae on the frieze. The circular border to the ceiling also has foliage decoration. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-: 62).

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Books and journals

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End of official listing

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