

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/12/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		06/12/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Antonia Powell				2012/5554/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Unit G27 Kings Cross Station Euston Road London N1 9AP				Please refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Internal fit out to existing retail unit G27 "The Harry Potter Shop"							
<b>Recommendation(s):</b>		<b>Grant Listed Building Consent</b>					
<b>Application Type:</b>		<b>Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site Notice expired 22/12/2012 – no responses were received Press Notice expired 06/12/2012 – no responses were received  English Heritage responded by letter dated 15 November 2012 stating “You are hereby authorised to determine the application for Listed Building Consent as you see fit”. The formal letter of authorisation has been stamped, signed and dated 16 <sup>th</sup> November, on behalf of the Secretary of State.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

King's Cross Mainline Railway Station, Euston Road. Listed Grade I

Railway terminus. 1850-52. By Lewis Cubitt (architect), and Sir William and Joseph Cubitt (engineers). Yellow stock brick. 2 train sheds (originally 1 for arrivals, the other for departure) closed by monumental plain brick screen of 2 glazed semicircular openings, framed with recessed arches (echoing the train sheds behind) with central and flanking towers; ground storey obscured by late C20 additions. Central tower with rectangular clock turret with pyramidal roof, eaves cornice and weather vane. To the west, 3 storey 3 window office block with booking hall and service rooms at rear; 1st floor with thin, debased Venetian windows, cornice at 2nd floor level, 2nd floor segmental-arched sashes (flanking bays tripartite), cornice. On east side, an extension with archway to the cab drive (now bricked up); rusticated surround to arch and quoins; cornice above which 3 tripartite sashes and parapet.

## Relevant History

2006/3394/L and 2006/3387/P Consent granted 9<sup>th</sup> November 2006 for :-

Alterations, extensions, refurbishment works to King's Cross Station including construction of Western Concourse to abut western range and the Great Northern Hotel; alterations, refurbishment and structural upgrading of the Western Range including reinstatement of bomb gap facade; construction of platform Y (0) with installation of associated catenaries; demolition and replacement of Handyside footbridge; refurbishment of original booking hall; construction of canopies to south elevation of main train shed and taxi waiting areas; construction of enclosure to London Underground southeast stairs; alterations to platforms 1 and 5-8; demolition of southern end of suburban train shed and adjoining canopy; demolition of engineer's bothy building and major portion of cab road to York Way and related walls and structures; permanent removal of Great Northern Hotel porch, railings and flagpole and porte cochere and northern canopy to mainline station western range; various demolitions in the western range from basement to 3rd floor levels and roof of former booking office; and other alterations, operations and extensions in connection with the provision of new passenger and operational facilities.

2007/2611/L granted 31/08/2007 for :- Alterations to and refurbishment of main train shed and suburban train shed roof to include installation of photovoltaics.

## Relevant policies

### LDF Core Strategy and Development Policies

London Borough of Camden Local Development Framework Core Strategy, Policy CS14 (Promoting high quality places and conserving our heritage)

London Borough of Camden Local Development Framework Development Policies, DP24 (Securing high quality design) and Policy DP25 (Conserving Camden's heritage).

## Assessment

This application concerns the design and fit out of a retail unit within the ground floor of Kings Cross Station Western Range. The design and fit out of other retail units in the Western Range have been formally approved through the discharge of conditions attached to Listed Building Consent 2006/3394/L granted 09/11/2007 for alterations and extensions to Kings Cross Station itself.

This application for Listed Building Consent has been submitted because the proposal involves works to the masonry structure which were not approved under the consent above.

The Harry Potter shop is sited in a part of the Western Range which has no historic finishes remaining and the area was until recently an access walkway through the building. The proposal involves the formation of modest openings within the masonry of the listed building along with fittings and fixing to the historic structure.

The proposed works are not considered to harm the grade I listed building's special interest and as such this application is recommended for approval.

### Disclaimer

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