



Mrs Victoria Pound
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Our ref: L00157931

26 June 2012

Dear Mrs Pound

**Planning (Listed Buildings and Conservation Areas) Act 1990
Notification under Circular 01/2001
KINGS CROSS STATION, EUSTON ROAD, LONDON, N1C 4QP
Application No 2012/2857/L**

Thank you for your letter of 21 June 2012 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

Although we have no objection to the principle of a retail unit in this location, we feel the detailed design should make reference to the style of adjacent retail units within the new mezzanine structure. The proposed kiosk uses a palette of natural materials, which may be appropriate if the structure were located within the Grade 1 listed building (in the train sheds, for instance) but is much less convincing in the context of the streamlined, modern design of the Western Concourse.

There is a clear distinction between the old and the new at King's Cross Station, with retail units within the Western Range adopting fitouts with historicist references and units within the Western concourse presenting a more modernist appearance. We recommend the applicant revisits their proposals with this approach in mind.

Recommendation

Providing that the above issues are addressed, we would be minded to direct as to the granting of listed building consent. We therefore look forward to notification of the necessary revisions to the proposals.

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).



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