



Historic England

LONDON OFFICE

Ms Tessa Craig
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Direct Dial: 020 79733775

Our ref: L00487379

8 December 2015

Dear Ms Craig

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
KINGS CROSS RAILWAY STATION , EUSTON ROAD , LONDON , N1 9AP
Application No 2015/5393/L**

Thank you for your letter of 18 November 2015 notifying Historic England of the application for listed building consent relating to the above site. The proposals are for the installation of two advertising screens within the concourse area at King's Cross Station.

Historic England Advice

Significance

King's Cross Station is grade I listed building and is therefore of national significance. Whilst the concourse is of fairly recent construction, it is now an integral part of the working station and any works taking place within this area have the potential to impact upon the significance of the historic station. The area affected by the proposed signage has a close visual relationship with the highly significant mid C19 Western Range buildings, including the original Booking Hall, which forms a focal point of views looking across the concourse. The current information screens visually frame the Booking Hall, but are separated from it by a gap, through which the external first floor elevations of the Western Range are visible behind. The current relationship between the screens, the historic station and the concourse structure was carefully considered when the station was recently redeveloped and the current arrangement ensures that the screens are subservient elements in views looking across the concourse, whilst the historic station and the dramatic concourse structure are the main points of interest. The existing arrangement allows for 4 glazed bays of the concourse structure to be unobstructed, thereby revealing views through to at least two of the Western Range windows behind.

Impact

The proposed new screens would be located adjacent to the existing platform information screens, which are located at first floor level within the concourse area. The current proposals would place the proposed signs over 3 or the 4 of the glazed



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bays of the concourse structure on each side of the Booking Hall.

Policy

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty upon local planning authorities to consider the impact of proposals on conservation areas. It requires that 'special attention be paid to the desirability of preserving or enhancing the character or appearance of that area.'

The National Planning Policy Framework (NPPF) sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development. Specific policies relevant to the current application include paragraph 133 and 134, which discuss proposals that are considered to cause harm to the significance of heritage assets and discuss the weighing up of this harm against the public benefits of the proposals.

Position

The proposed signs, by reason of their location, size and design, are considered to visually compete with the modern and historic architecture of the station building and would serve to visually obscure significant historic fabric. As such, the proposed signs are considered to have a harmful impact upon the significance of the historic station.

Recommendation

We would recommend that listed building consent be refused for these proposals, as they are considered to cause harm to the significance of the historic station. We do not consider that there would be any public benefits that could arise from these proposals that would be sufficient to outweigh this harm. As such, the proposals are considered to be contrary to policies set out within the NPPF.

We are unable to direct as to the granting of listed building consent at this stage. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic 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).

Yours sincerely

Claire Brady

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