

Your ref: PA/4213/17

Our ref: 6327

Date: 11/12/2017

The Secretary
Environmental and Planning Review Tribunal
PO Box 172
Marsa



Dear sir,

Regarding No. 49, Battery Street, c/w Triq San Anton, Belt Valletta

Please refer to the above mentioned application which was refused by the planning commission on the 21st October 2017, but published on the 15th November 2017. Our client, Mr Jonathan Bezzina, of 14/12, Pendergardens, Triq Sant'Andrija, St Julian's has requested us to appeal to this decision in view of:

The reason for refusal is that the proposed development runs counter to provisions of policy P32 (3.1.3), and P45.

May we point out that the proposal rooms shall form part of the existing hotel and shall be rented as part of the same hotel.

In fact, as can be seen from the attached site plan, Luciano Bianco Limited, owns Valletta Boutique, together with Luciano Restaurant, Luciano Al Porto Boutique, No. 4A, Triq Sant Anton, Valletta (see PA/4021/17) and the above premise No. 49, Battery Street c/w Triq Sant Anton Valletta.

Luciano Al Porto Boutique is a licenced hotel acquired in August 2012 and used as an extension of Valletta Boutique in Merchant Street c/w Saint John Street, Valletta which includes also Luciano Restaurant. The premise at No. 49, Battery Street was acquired by the same company in January 2012 while the premise at No. 4A, Triq Sant Anton was acquired in September 2014.

Both boutiques consist of a number of hotel rooms and have catering facilities. The premise at No. 4A, Triq Sant Anton and No. 49, Battery Street c/w Triq Sant Anton are both at ground floor level (with added basement facilities at No. 49, Battery Street) and are part and parcel of the whole organisation. In fact, all bookings and lets (all short lets) for both hotels and apartments are carried out as a single unit.

May we also point out that after contacting the Malta Tourist Authority, we were informed that this application is in line with the new concept of "Albergo Diffuso", which will come into force earlier next year (see attached copy of MTA declaration).

As a result, we feel that our application should be approved as soon as this new legislation reform comes into force.

Yours truly,



PERIT GODWIN J AQUILINA
Architect and civil engineer