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Our Reference : 1707-3

Date : 30th April 2018

Applicant: Mr. Mario Scicluna
Location: 82, Triq il-Bajja is-Sabiha, Birzebbugia
Case Number: PA 4833/17

The Secretary,
 Planning Directorate,
 St. Frances Ravelin,
 Floriana .



Dear Secretary,

Further to the EPC Board refusal, my client and myself would like to submit the following information for the EPC Tribunal to consider:

1. SCH Recommendation

The sole reason for this EPC refusal concerns the SCH objection concerning the demolition of the existing building. Fresh plans were submitted retaining the façade as requested by the SCH. The DPA report and SCH comments are not adverse for the internal demolition of the property and thus the only matter left for consideration is the demolition of the front elevation. The submitted fresh plan addressed this issue. Notwithstanding the above, the property formed part of a larger façade which has been demolished to date. The submitted photographs depict the façade streetscape as existing in the 1980's which can be compared to today's present streetscape. It is clear that unfortunately the site in question is just an infill site between two contemporary buildings (flanked between two buildings PA 4208/01). One cannot consider the premises in question just on its own merits without taking into consideration the adjacent context of the buildings, on each side of the premises. The proposed revised elevation seeks to harmonise with the adjacent contemporary buildings, as argued by the Planning Directorate and even by the Design Advisory Committee (red 48e). Thus the proposed development attempts to obtain a better design solution which harmonises with the existing streetscape and should be considered as an improvement to the existing situation..

Regards,

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