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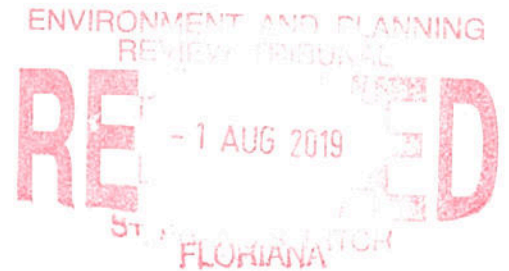
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Our Ref: 16181

30th July, 2019

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana



Dear Sir,

Appeal against refusal of PA 7436/18 – Rabat

Please refer to the refusal given to the application submitted by my client Mr. Alex Abela relative to works at Mdina.

Mr. Abela is the owner of the grade 2 scheduled building known as the Point de Vue Guesthouse. Mr. Abela has submitted this application to restore the façade of his building. However the Planning Authority refused our proposal for the following reasons:-

1. There are illegalities on site consisting of flagpoles and a menu board. These alleged illegalities are located on the public pavement outside the boundaries of my client's property and hence have no bearing on this application. In any case my client is willing to remove them even though they are not located on his parapet.
2. Reason 2 and 3 refer to the glass enclosure we are proposing in the façade. I would like to draw your attention that this glass enclosure with retractable canopies is being proposed to replace a timber structure which was constructed prior to 1967 and hence is considered as legally established. Indeed there is no enforcement on this structure. This structure provides the sheltered space for a cafeteria.

We have noted that the structure, because of its material tends to have a negative visual impact on the façade. My client has now decided to restore this façade. However, to lessen the visual impact created by the existing structure he is proposing a glass structure with very slender supports such that one can see the whole façade through the glass.

In our original drawings we submitted one such structure of a considerable height. However, even for practical reasons such as for

the cleaning of the glass facade, we reduced its height considerably as may be seen from the photo montage attached.

I would like you to note that my client does not consider that a proper restoration job can be carried out on the façade unless the existing structure which literally hides the building façade is removed and replaced with a transparent structures as is being proposed. In our opinion our proposal will not in any way detract from the façade of the grade 2 scheduled building but rather improve it.

3. The fourth reason of refusal is that the proposed drawings do not include the engineer's recommendations. This is a technical issue which we are very willing to address by amending our drawings as requested. It is also to be noted that these differences are not related to sanitary issues but to accessibility issues i.e. the drawings were amended to address accessibility issues but the engineer did not endorse these revised drawings.

In view of the above we consider our proposal as being reasonable and would like to respectfully request that you review our proposal and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Encl: Bank receipt, copy of refusal, site plan, photomontage

c.c.: Mr. Alex Abela