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ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

RECEIVED
24 SEP 2021

ST. FRANCIS DITCH
FLORIANA

Date: 23rd September 2021

Environment and Planning Review Tribunal (EPRT)
Block B, St. Francis Ditch,
Floriana

Dear Sir

Ref: PA/7742/20 – Internal alterations to existing first floor level which is to be converted into two units. Demolition of washroom and propose construction of two units both at second and third floor levels plus one unit at receded floor level including installation of lift. (Mr. Mark Norton)

Reference is being made to the above mentioned building application where the undersigned on behalf of the applicant; Layton Ltd. would like to contest the decision notice at doc. 117a in terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016 as a refusal as stated below:

“The proposed height of the development along the lowest street level on Triq G.Borg Pantalleresco, with six levels, exceeds the maximum permissible height, while its massing does not respect the topography of the street, and thus runs counter to the provisions of policies P2, P35 and P36 of the Development Control Design Policy, Guidance and Standards 2015, which require that new development must respect the allowable height and must be designed to fit and reflect the profile of the streetscape and its context; new development should be stepped in accordance with the topography and must not generate blank party walls. The proposal therefore also runs counter to the Urban Objective 3 of

the Strategic Plan for Environment and Development which aims to protect and enhance the character and amenity of urban areas.”

Referring to our proposal, our concept design based on the policies stated in DC 2015; the development does not exceed the overall height of 17.5m from the highest pavement level as indicated in doc. 88b. Since the development is considered to be one block of apartments with one communal internal stairs and lift, the design was taken holistically in terms of aesthetics. That is why we have adopted the building height of 17.50m from the highest level. In fact, similar development was approved in PA/3553/20 in doc. 40b being attached to this letter of appeal.

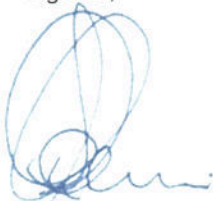
During the first board meeting held on the 3rd August 2021, we have discussed the proposal, however we didn't have the chance to submit the revised drawings as needed. This is in fact our second reason why we are submitting this letter for appeal.

Given the chance for more discussion during the meeting, we would have to come up with a common solution and provide fresh new drawings which will eventually be applicable and abide by the respective policies.

In light of the above, we are kindly requesting to consider this letter as an appeal to the decision taken by the Planning Authority on the 25th of August 2021

Thank you

Regards,

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line at the bottom.

Perit Giorgio Schembri B.E & A (Hons)