

Appeal to RG1194/21

3rd March, 2022

Environmental and Planning Review Tribunal
 Planning Authority,
 St Francis Ravelin,
 Floriana FRN1230

PA Number: RG 1194/21
 Proposal: To regularise maisonette as built.
 Location: 5b, Mystic Rose, Triq il-Kukkanja, Santa Venera



With reference to the application in caption, applicant of this application is appealing to conditions 2 & 3 imposed as part of this permit and have the chimney regularised as part of the application.

This is being requested in view that this is a corner property, and as can be seen from the photos below, the chimney would still be visible from the facade unless such an intervention is carried out diagonally. The latter would then require a structural support that can withstand wind loads which in return would need to reinforce the underlying slab making this a major intervention.

In addition to the above, the closest third-party building to this chimney is approximately 8m away and 10m from the opposite building, and the fact that another floor can be constructed, thus being that chimney is rendered in a manner that it is an integral member of the building, nuisance to the surrounding can be considered as negligible.

Thus, in view of the above, a request for reconsideration to conditions 2 & 3 is being addressed to the board. Hope, the above is self-explanatory, however if something is not clear do not hesitate to contact the undersigned.

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Perit Beverley Costa B.E.&A.(Hons.)
Warrant No. 851