

THE DEVELOPMENT AND PLANNING COMMISSION

MINUTES

Minutes for the 7th meeting of 2025 held remotely via video conferencing on 31st July 2025.

Present:

Mr P Naughton-Rumbo (Chairman)
(Town Planner)

The Hon P Orfila (MH)
(Minister for Housing)

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)

Mrs I Balestrino (IB)
(Gibraltar Heritage Trust)

Mr A Brittenden (AB)
(Land Property Services)

Dr K Bensusan (KB)
(Gibraltar Ornithological & Natural History
Society)

Mr C Viagas (CV)

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr C Freeland (CF)
(Rep Commander British Forces, Gibraltar)

Mr C Key (CK)
(Deputy Town Planner)

Mr J Celecia
(Minute Secretary)

Apologies:

The Hon Dr J Garcia (DCM)
(Deputy Chief Minister)

The Hon Dr J Cortes (MEECC)
(Minister for Education, the Environment and
Climate Change)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

Mr K De Los Santos (KDS)
(Land Property Services)

Approval of Minutes

305/25 – Approval of Minutes of the 6th meeting of 2025 held on 26th June 2025.

The Minutes of the 6th meeting of 2025 held on 26th June 2025 were approved subject to minor amendments suggested by JH in respect of Item 278/25 and Item 286/25.

Matters Arising

306/25 – None

Major Developments

307/25 – F/19803/25 – 10/11 Carrera's Passage – Proposed construction of a residential development

Application Details

Proposal for the construction of a residential development on a 745 sqm brownfield site in the Old Town.

Background and Planning History

Members unanimously approved an Outline Application for the development of the site at the DPC meeting held on 25 January 2024 subject to a number of conditions. The full application follows the outline scheme in terms of use, height, mass, and design principles and incorporates the following changes:

- reduction in height from 33.3 m to 28.9 m to comply with agreed parameters;
- reduction in units from 64 to 39, with greater emphasis on family accommodation;
- removal of previously proposed encroaching windows to respect boundary conditions;
- articulation of the Engineer Lane façade of the building with traditional vernacular architectural features including balconies, feature bands, and shutters; and
- provision of a second basement level to meet car parking requirements for the development, as well as 22 motorcycle spaces and 40 secure bicycle spaces.

Applicant also confirmed that they have agreed to clean kerbstones and walls along adjacent steps, provide passive and active EVCPs, and submit a detailed landscaping and maintenance plan.

Application supported by a Renewable Energy Assessment, Heritage Impact Assessment, and Construction Environmental Management Plan (CEMP).

Public Participation

The application was not subject to public participation as it followed on from an approved outline planning application. Notice served on LPS and confirmed that it is a Freehold site. No representations were received.

Consultee Comments

- DOE –

- no objections; confirmed NZEB compliance which would in part be met via an off-site PV panel installation at Arengo's Palace which would require a separate planning application;
 - require a Solar Panel Statement for on-site PV panel installation; and
 - require a final CEMP to be submitted including a point of contact.
- GFRS – require the submission of a Fire Strategy;
- MFH – support the development subject to an Archaeological Watching Brief (AWB) and recording of any archaeological features, deposits or artefacts, and confirm that there may be a requirement for trial trenching or excavation;
- GHT – note alterations to building in terms of setbacks and addition of vernacular features and progressed since outline application and agree with MfH comments regarding mitigation measures and recommendations for heritage conservation;
- MOT – confirmed car parking requirements met and previous cycle parking recommendations met;
- TSD –
 - no objections;
 - require a geotechnical assessment to be submitted in support of demolition application to ensure works do not adversely impact retaining walls around the site; and
 - require submission of sewerage capacity assessment.

Planning Assessment & Recommendations

TPD welcomed the proposal, noting it follows on from a detailed outline submission and responds positively to earlier feedback. Improvements to the Engineer Lane façade were particularly supported.

TPD confirmed that the reduction in height, revised apartment mix, and second basement providing additional parking were considered positive changes. TPD noted that the DOE has acknowledged that NZEB requirements will be met, but a separate planning application will be required for the off-site PV installation at Arengo's Palace.

TPD consider that the mitigation proposed in the HIA recommendations will be important to ensure that the excavation is undertaken successfully.

TPD recommended approval of the full application subject to the transposition and updates to relevant conditions on the OPP and additional conditions including:

- submission of demolition application with geotechnical assessment;
- separate application including Solar Panel Report for off-site PV panel installation to be submitted;
- submission of on-site Solar Panel Statement for PV installation on roof of development;
- submission of Fire Strategy;
- implementation of HIA mitigation measures and archaeological watching brief;
- cleaning of adjacent passageway walls/kerbstones before completion;
- submission of detailed landscaping and maintenance plan;

- submission of sewerage capacity assessment;
- final CEMP to be submitted with nominated point of contact;
- bat/bird surveys before commencement and agreement of final nesting sites;
- no works during breeding season; and
- other standard conditions.

Discussion

JH welcomed the protection of adjacent green space and highlighted operational concerns with the nearby refuse store, suggesting review during implementation. She also raised concerns over a potential humanitarian issue regarding a former tenant of the site.

The applicant confirmed all legal tenants had been rehoused by the previous owner with assistance from the MFH. MH confirmed the details of the rehousing arrangement and clarified circumstances of an individual not officially recognised as a tenant.

MH also noted the site's historic use as a potential burial ground and stressed archaeological measures must account for possible human remains. The Chairman confirmed these risks are addressed through HIA-related conditions.

Decision

The Commission unanimously approved the application, subject to the transposition and update of relevant outline conditions and the additional conditions set out in the TPD recommendations.

Other Developments

House 8, South Barrack Mews, South Barrack Road -- Retrospective application for minor works to residence and patio areas.

Background

Semi-detached 3 x storey dwelling at southern end of South Barrack Mews, a residential estate adjacent to the former King George V Hospital.

Proposed Development

Retrospective application seeking minor alterations to property including:

- installation of a sliding fire door from the stair landing to the living/dining room;
- construction of a new planter wall in the garden;
- installation of timber fencing along sections of the inner boundary wall;
- raising the height of a boundary wall (rendered on the applicant's side but not on the neighbour's side) and levelling part of the garden with new steps;
- creation of a new doorway from the corridor to a newly created games room;
- reduction in garage length, widening of garage opening, and installation of a larger garage door matching others within the estate; and
- other minor internal alterations.

Consultee Comments

- DOE / GHT / MFH / TSD / LPS – No objections.

Representations

Notice served on LPS and the Management Company. Objections received from the occupiers of 7 South Barrack Mews

CK provided a summary of the objections confirming that the objector's concerns related to:

- fire safety and structural integrity concerns;
- that the new timber fence was inconsistent with original estate design;
- concerns over raised height/finish of boundary wall and alleged poor construction;
- to the replacement garage door;
- removal of original structural beam without professional oversight;
- to installation of AC units on balcony, steps onto public highway, and property colour; and
- request the reinstatement of timber fencing on party wall (at their expense).

Counter-representations

CK provided a summary of the counter representations confirming that the applicant:

- considers that the fence blends with foliage;
- stressed that the objector contributed to cost of raising wall and agreed to those works;
- confirmed that they will reinstate timber fence if required by Commission;
- note that similar garage doors exist elsewhere in estate;
- confirm that the air conditioning units installed long ago and are not visible externally;
- confirmed that the property has been painted in official estate colours;
- confirmed that the steps onto public highway have been removed; and
- confirmed that they will comply with Commission's decision on other works undertaken.

Planning Assessment & Recommendations

TPD noted that although works were undertaken without planning permission, they are minor in nature and would normally be determined under delegated powers if not for the objection.

While acknowledging the neighbour's concerns, the TPD considered that the works do not adversely affect the property's design or the character of the estate. TPD confirmed that other properties have widened garage doors with planning permission, and there were no objections to the crisscross timber fence design. TPD also noted that The applicant will be required to submit an engineer's report to obtain Building Control approval and would need to rectify any poor workmanship. TPD recommended approval, subject to a bespoke condition requiring the reinstatement of the timber fence on the party wall and other standard conditions.

Discussion

No comments from Members.

Decision

The Commission unanimously approved the retrospective application subject to the conditions set out in the TPDs planning recommendations.

309/25 – O/19552/25 – Vacant plot, 94 Queensway -- Proposed garage building and stores.

Background

84 sqm site currently used for parking located on Queensway in front of historic Naval Dockyard warehouses –Europa Business Centre. Site located immediately adjacent to the site of a recently refused three x storey building which is the subject of an appeal and within very close proximity to the 3 x storey M&M Transport warehouse.

Planning History

In respect of the three x storey M & M building CK confirmed that concerns were raised by TPD and Heritage bodies at the time the Commission approved the application and the impact was worse than expected due to originally unauthorised increase in height from 12.9m to 14.52m and the building has had a negative effect by screening the dockyard warehouses from public view.

In respect of 92 Queensway, CK confirmed that an application for a 15m building for warehouse/garage/workshop purposes was refused by Commission at DPC meeting held on 27 May 2021 on the grounds that it would further screen views of the Dockyard Warehouses, 100% of the plot would be built on, licensed parking would be lost and the development would exacerbate the impact of the M&M Transport building and set a dangerous precedent. CK confirmed that the applicant had appealed this decision although the appeal has yet to be determined.

Proposed Development

TPD confirmed that this is an outline application for the construction of an 8.5 m high two-storey building with a pitched roof. The proposal comprises a ground floor garage and four stores, with an ancillary office at first floor, vehicular access from within the site, and PV panels on the south-facing roof element.

Stephen Martinez (SM) and Christian Laguea (CL) addressed the Commission setting out the rationale for the proposed development citing the poor condition of the surrounding area and financial constraints in their current premises off Devil's Tower Road.

Public Participation

The application was subject to Public Participation, and no representations were received. Notice of the application was served on LPS and M&M Transport.

Consultee Comments

- DOE –
 - Require a Predictive Energy Assessment (PEA);
 - Require a Renewables Statement with Solar Panel Statement;
 - No works during breeding season;
 - Investigate provision of green or brown roof.

- GFRS – Require a Fire Strategy.
- GHT – Object to the proposals. Consider that it would add to the incongruity of the adjacent M&M Transport building, further harming the appreciation and setting of the dockyard warehouses, and set a precedent for similar development.
- MFH – Raise similar concerns to the GHT, highlighting cumulative adverse heritage impact from additional massing in this sensitive location and advise that alternatives be explored.
- TSD – Site access details reviewed and approved at TC.
- MOT / TC – No objections.

Planning Assessment & Recommendations

TPD acknowledged that the proposed development is of a smaller mass and height than M&M transport building and the warehouse on the adjacent site which was refused by the Commission and is the subject of a current appeal but still have strong objections to this application.

TPD confirmed that the proposed development builds on 100% of the site contrary to the Regulations and that despite the lower height and mass proposed for this building, consider that allowing the proposed building will exacerbate the impact of the existing M&M building and the adjacent appeal scheme by creating a walled effect of buildings which would further screen from view the historic Dockyard buildings behind. This would result in an unacceptable cumulative impact diminishing the visibility and presence of the historic buildings and significantly affecting the heritage character and architectural integrity of the surrounding area.

TPD recommended refusal of the outline application on the grounds that the proposal would further screen views of the historic dockyard, would strengthen the precedent for similar proposals along Queensway and would be contrary to the Regulations as it would result in 100% of site being built on.

TPD confirmed that if the Commission were minded approving the outline application this should be subject to conditions requiring a Fire Strategy, a PEA, a Renewables Statement, a Solar Panel Statement and requesting the applicant to investigate the provision of a green or brown roof in the development.

Discussion

Members expressed concern that approving further development along this frontage would harm cumulative views of the dockyard warehouses and establish a precedent inconsistent with past refusals.

AB confirmed that the site under license for parking as per the site directly adjacent to it (92 Queensway).

MH queried the purpose of the adjacent building and remarked on the unsightly condition of nearby structures, suggesting the applicant reconsider the design to better match its context.

JH raised concerns about an adjacent building having been constructed to a greater height than originally approved. The Chairman explained the reasoning for that earlier approval, acknowledged the precedent, and stressed the cumulative impact of height increases.

IB emphasised the risk of creating a precedent where multiple buildings progressively obscure the dockyard warehouses and noted a trend of applicants later seeking additional height

beyond approved levels, as occurred on the adjacent site. CK highlighted positive cooperation from neighbouring businesses such as Bassadone in contrast to the planning issues experienced with other sites in the area.

Decision

The Commission refused the application in line with the TPD's recommendations by majority vote:

In favour of refusal: 9

Against: 0

Abstentions: 1

310/25 – F/19675/25 – Unit 14, 3 South Dockyard Approach -- Proposed extension to building.

Background

Single storey building characterised by red brick walls, arched windows, and a pitched gable-end roof used for storage and includes a 31.2 sq m courtyard to the south. Existing building forms part of the Historic Dockyard around the Dutch Magazine. The site has limited visibility from public highways and other parts of the Dutch Magazine area.

Planning History

Members previously refused an application at DPC meeting held on 27 June 2024 for the retrospective construction of a contemporary extension to the building which was also the subject on an ongoing enforcement case.

In refusing the application the TPD indicated that there could be an opportunity for the applicant to pursue an extension on the site, however, they would need to prepare a scheme that is sensitively designed and respects the site and surroundings and obtain the necessary permits and permissions prior to undertaking any works on site.

Proposed Development

Application for a brickwork single storey extension, which is a direct response to the Commissions refusal of the previous application. The proposed extension is to have green roof and 2 x solar panels with the south façade of existing warehouse to be retained including circular ventilation window and double doors.

Public Participation

The application was subject to Public Participation, and no representations were received. Notice of the application was served on LPS and three other parties.

Consultee Comments

- DOE –
 - welcome the green roof and the proposed PV panels;
 - confirmed no requirement for bat/bird surveys;
 - recommend no works during breeding season; and
 - confirmed no refuse requirements.

- MfH –
 - welcome the intention to design the extension in a manner sympathetic to the existing architectural language, respecting massing, materials, and proportions of surrounding warehouses;
 - confirm no objection to the proposals subject to:
 - submission of final materials and construction details for heritage approval;
 - review of green roof and PV panel details prior to installation to ensure they do not visually detract from the roofscape; and
 - an Archaeological Watching Brief.
- GHT –
 - consider the proposal to be a positive improvement on the unauthorised extension and concur with MfH's comments and recommendations.
- MoT / TSD – No objections.

Planning Assessment & Recommendations

The TPD considered that the revised design addresses previous concerns with the unauthorised extension and was a significant improvement over the earlier structure. TPD consider that the extension is modest in scale, sensitively designed, subservient to the existing building, and complementary to the surrounding warehouses in the Historic Dockyard.

TPD recommended approval subject to conditions requiring:

- submission and approval of final materials and finishes;
- submission and approval of green roof and PV panel details prior to installation;
- an AWB;
- no works during breeding season; and
- other standard conditions.

Discussion

MH enquired about the exact location of the site and its heritage value. CK confirmed that the building is located on South Dockyard Approach Road and is largely screened from public view. No further comments were raised by Members.

Decision

The Commission unanimously approved the application, subject to the conditions set out in the TPDs assessment and planning recommendations.

311/25 – O/19738/25 – 2-3 Humphrey's Bungalow, 7 Engineer Road -- Proposed demolition of existing dwelling and construction of a single dwelling.

Background

An outline application for the demolition of the existing part one and part two storey dwelling on the site and construction of a new single dwelling.

Site located in Zone 9 of the GDP and forms part of the buffer zone to the Nature Reserve and lies directly adjacent to it surrounded by substantive vegetation. Ventilation shaft with heritage value located to the rear of the site.

Access to the site is along Engineer Road, leading on from Europa Road, and is serving a small cluster of private dwellings (Humphrey's Bungalows), several of which have been substantively redeveloped and modernised with additional ancillary accommodation (Whitewater House), or have subdivided the sites and obtained planning permission to construct an additional dwellings (7C Engineer Road).

Planning History

Site was previously subject to an Outline Planning application, BA-13160 which was approved in May 2015 for the demolition of the existing dwelling and construction of a replacement 5 storey dwelling and two studio (staff) flats and 5 car parking spaces.

Whilst there was substantive discussion and assessment the Commission eventually decided that the ventilation shaft was to remain where it is currently located within the development as no guarantees could be provided that it would survive if it were to be relocated

Subsequently applications were submitted to intensify the site with additional dwellings including:

- A five unit scheme that was deferred by the Commission in Feb 2020 due to concerns over excessive scale, density, and visual impact on the Upper Rock; and
- A revised 3 x unit scheme which was refused by the Commission, subsequently successfully appealed by the applicant only for the decision to be quashed via Judicial Review for procedural inaccuracies.

Proposed Development

Seeks to revive and modernise the original 2014 approved scheme, returning to the concept of a single, bespoke 5 x storey residential dwelling with the height, mass, scale and volume the same as previously approved outline application (17.43m). Ventilation shaft to remain in situ and used as a fireplace and partially exposed with limited public views. Outline application supported by an initial Sustainability Statement confirming that the development is seeking to achieve NZEB status through a combination of solar panels, greywater harvesting, rainwater harvesting, green roofs, EVCPs and heat recovery systems.

Public Participation

The application was subject to Public Participation. Two sets of representations received from adjoining properties.

Representations

- **Christine Davies (7C Engineer Road)** – Objected on grounds of:
 - safety and access concerns, citing excavation risk on steep, unstable slope without risk assessment;
 - overdominance of proposed four-storey building;
 - loss of vegetation and green space adjacent to the Nature Reserve;
 - visual impact and loss of obelisk prominence;
 - inaccurate visualisations; and

- requested refusal pending major revisions.
- **Henry Reid (7A Engineer Road)** – Objected on grounds that:
 - proposal conflicts with Policy Z9.7 as not “limited low-density residential development”;
 - five-storey, 1000 m² dwelling excessive in scale/density;
 - design incompatible with local colonial-style pitched-roof architecture;
 - loss of indigenous planting/mature trees;
 - excavation risk to stability of adjoining property;
 - overlooking and loss of privacy from terraces;
 - non-compliance with Policies Z9.7 and GDS2G; and
 - requested refusal.

Counter-representations

Applicant stated that the design mirrors the previously approved 2014 outline scheme and public consultation was not repeated. Excavation and structural safety would be addressed at full application stage. Claimed access and boundary concerns unfounded; obelisk to be preserved/restored. Sustainability consultants engaged. Visual impact reduced through recessed design and green roof. Noted both objectors had pursued similar intensification on their own properties, suggesting inconsistency in objections.

Consultee Comments

- DOE –
 - welcomed indicative sustainability and renewables measures.
 - Require PEA; Sustainability & Renewables Statement (including Solar Panel Statement); detailed tree survey and landscaping plan; excavation methodology; bat and bird surveys prior to commencement; integration of nesting sites; no works during breeding season.
 - CSI to be consulted on refuse requirements.
- GFRS – required Fire Strategy.
- MFH – no objection in principle but concerned that incorporating the obelisk into the dwelling would diminish its public visibility and historical context. Required: exploration of partial re-exposure or public interpretation; full documentation; treatment and interpretation strategy; AWB during groundworks; careful visual integration into landscape.
- GHT – agreed with MFH regarding obelisk visibility and treatment. Concerned that waterproofing or adapting it as a fireplace could damage the feature, referencing past inappropriate BBQ use. Considered a single dwelling preferable to earlier multi-unit proposals but stressed contextual sensitivity. Required full heritage assessment of both existing building and obelisk.
- TSD – no objection but advised stability of retaining walls along boundaries must be maintained.
- MoT – require Transport Management Plan at full application stage.
- LPS / WHO – No comments.

Planning Assessment & Recommendations

TPD noted that the Commission previously granted outline planning permission for a previous iteration of the proposed development in May 2015 and despite a number of failed deviations since then, the planning policy position in which the original outline application was considered has not changed since that decision was taken.

TPD stressed that Policy Z9.7 of the GDP 2009 recognised the importance of buffer areas adjacent to the Nature Reserve and limits development to 'very limited low-density residential development' that does not adversely affect the Reserve's setting or ecological value. TPD confirmed that they had reviewed the development carefully in the context of this policy and considered that the design intention is to provide a single dwelling with the use of terracing and excavation to minimise massing and reduce visual prominence of the development when viewed from Engineer Road and surrounding properties.

The TPD acknowledged that representations have been received from the neighbouring properties regarding potential impacts on amenity, including privacy and overshadowing and the risk posed to land stability and access during construction.

Policy GDS2 requires development to respect the scale and character of the area and to avoid unacceptable harm to local amenity. The proposed dwelling is larger and taller than the existing structure but remains a single-family residence and does not represent an intensification of residential use.

TPD considered that the outline nature of the application means that key details such as the external materials and finishes remain to be determined, and it is appropriate that these are subject to further scrutiny at the full application stage to ensure compatibility with the character of the area and to minimise visual impact of the development as much as possible.

TPD also considered that environmental and ecological impacts will need careful management and that whilst the indicative landscaping scheme indicates an intention to retain trees where possible and to use indigenous planting, a full tree survey, biodiversity survey and landscape strategy including proposals to discourage Macaques frequenting the area should be required at full application stage to ensure compliance with policies ENV11 and ENV12 and to mitigate any loss of ecological value of the site as well as a detailed Sustainability and Renewables Assessment including PEA and a Solar Panel Study.

With regard to the Ventilation shaft the TPD acknowledged the feedback received by the MfH and the GHT, however stressed that the Commission previously refused proposals to relocate it from its current position as no guarantees could be provided that it would survive if it were to be relocated and the TPD considers that it should remain where it is. TPD also noted that there is a clear need for conditions to ensure a full heritage assessment of the Obelisk, and the history of the existing building is undertaken, as well as details of how the Obelisk will be protected and for proposals for the interpretation of the Obelisk to be agreed with the MfH and the GHT.

In terms of neighbour amenity, the TPD considered that the design and placement of terraces should be carefully reviewed at the detailed design stage to ensure that there is no unacceptable overlooking or loss of privacy for adjoining properties, consistent with the requirements of policy GDS2(G) and land stability issues arising from excavation must also be

addressed through an appropriate method statement submitted at full planning application stage.

TPD considered that on balance the proposal is considered to accord with the principle of a single dwelling redevelopment as envisaged by the Development Plan and the outline application demonstrates a credible intention to deliver a high-quality and sustainable scheme.

TPD recommended that the outline application is approved subject to the applicant serving notice on neighbouring properties when full application is submitted and the following conditions:

- requirement for Demolition Application;
- external Materials Schedule and Finishes;
- Heritage Impact Assessment;
- details of heritage interpretation proposals;
- Sustainability and Renewables Assessment including PEA and solar panel study;
- Geotechnical Report including Risk Assessment and method statement for excavation and potential impact on retaining walls;
- Bird and Bat Surveys;
- Tree and Plant Surveys;
- Landscaping Strategy and maintenance plans;
- CEMP;
- Impact Study into the risk to the World Heritage Site status of Gorham's Cave Complex;
- no windows to be included on the western elevation of the proposed development unless they are set back by a distance of 2m or they have agreement from the neighbouring property at 7C Engineers Road.
- Traffic Management Plan;
- studio apartments to form ancillary accommodation to main residential dwelling;
- retaining Walls;
- refuse requirements; and
- other standard conditions for OPPs.

Discussion

JH emphasised the importance of landscaping in this prominent location and expressed concern about the scale of excavation. Several Members shared these concerns, highlighting the need for careful consideration of foundations and landscape integration. IB questioned the appropriateness of adapting the obelisk as a barbecue given its heritage value.

Agent Mr Alain Navarro confirmed that relocation of the obelisk had been considered but in-situ preservation was preferred. He outlined the proposed foundations and excavation approach, noting potential for unforeseen findings during works.

The Chairman reminded Members that this was an outline application and that such matters would be addressed in detail at full application stage.

Decision

A vote was taken on whether to approve the application in line with the TPD's recommendations.

In favour: 5

Against: 5

Abstentions: 0

As there was an equality of votes the Chairman used his casting vote in favour of approval. The application was approved.

312/25 – F/19758/25 – Unit 12, 1 Casemates Square -- Proposed change of use from shop (Class A1) to nursery (Class D1) and associated fit-out of unit.

Background

Ground floor vacant unit located in the eastern corner of the Listed Casemates Barracks within the Primary Shopping Area (PSA). Unit last used as a beauty parlour, and prior to that, a nightclub. and has been vacant since 2022.

Site has limited public footfall and sightlines as obscured by the Tables & Chairs area of The Queen's Picturehouse and Eatery and Lord Nelson

Casemates Barracks has a mix of functions. It has been historically occupied by retail and leisure uses, however, more recently it has seen the introduction of Xapo Bank and some public facing offices/services

Proposed Development

Change of use from retail (Class A1) to nurse (Class D2). No external changes but internal alterations to be finalized if the application is approved and applicant plans to utilize existing storage vault below the existing steps that wrap around unit as a pram store.

Proposed nursery would generally operate Monday–Friday, 07:00–18:00 during term time, with limited hours during holidays and close at Christmas. It would employ seven staff and accommodate approximately 60 children. Drop-off and pick-up would take place from Landport Car Park, within short walking distance, and the site is close to the Market Place Bus Station.

Consultee Comments

- DOE –
 - require submission of a PEA; and
 - CSI confirmed there are no refuse collection requirements.
- MfH –
 - no objections in principle to the change of use.
 - require:
 - engagement with heritage bodies before works commence;
 - submission of detailed internal layout plans for heritage review;
 - applicant to apply for a Heritage Licence; and
 - any future signage proposals to respect the character of the façade and be submitted for approval prior to installation.
- MoT / TC / TSD – no objections.

Planning Assessment & Recommendations

TPD confirmed that there is a general policy presumption against the change of use from retail to non-retail uses (Policy OTR 1) and the policy is in place to ensure the function of the PSA is protected and strengthened.

TPD acknowledges that this unit has low footfall and poor visibility and has remained vacant since 2022 and notwithstanding the general policy position, also acknowledges the community benefits a nursery in this accessible location would bring to this part of the town centre.

TPD noted that the mix of units in Casemates Barracks has evolved over recent years as economic and societal realities in the Town Centre have changed. The application responds to these changes, and it is considered that the service provided will meet a local demand and be used by parents who work and live in the Town Centre

TPD recommended on balance, to approve the application subject to conditions requiring:

- detailed internal layout plans for approval;
- signage details to be submitted for approval;
- applicant to apply for a Heritage License;
- submission of a PEA; and
- other standard conditions.

Discussion

CV confirmed he had no objections, however, enquired whether a condition could be added to remove the existing and unsightly pergola from outside the unit. The Chairman confirmed that a planning condition could be added to the Planning Permission to address this matter.

GM queried the internal configuration and use of spaces and whether the outside area was proposed to be used by the applicant. Agent Tanya Stagnetto (TS) outlined the layout of activity, rest, and hygiene areas, confirming that the design prioritises functional flow and visibility and confirmed that the present proposals did not include the use of the area outside the unit. GM confirmed despite the clarification, that he was uncomfortable with the use of the unit as a Nursery and whether the use of the outside space would complement the use of adjacent Tables and Chairs units.

JH asked about access to natural light and ventilation. The agent confirmed that these matters were being considered and that the scheme would meet Building Control standards. TS added that partial removal of wall was being considered.

Decision

The Commission approved the application in line with the TPD's recommendations and the additional condition to remove the existing pergola located outside the unit by majority vote:

In favour: 8

Against: 1

Abstentions: 1

313/25 – F/19764/25 – 123 Main Street -- Proposed refurbishment of building including contemporary roof extension and change of use from offices (Class B1) to residential (Class C3).

Background

Four-storey mixed-use building which contains two internal patios. West elevation of the building features traditional vernacular details and the surrounding roofscape is varied, comprising mono-pitched, pitched, and flat roofs, balconies, and roof terraces.

Planning History

Commission previously approved an application for the enclosure of the existing third-floor roof terrace and change of use from office to residential, with associated internal alterations and a new flat roof across the building. This Planning Permission has yet to expire.

Proposed Development

Refurbishment of the property, change of use of upper floors from office to 12 x residential units and contemporary roof extension.

Public Participation

The application was subject to Public Participation, and no representations were received. Notice of the application was served on LPS and three other parties.

Consultee Comments

- DOE –
 - welcome predictive EPC and NZEB approach;
 - support the proposed PV panel installation and require a Solar Panel Statement;
 - require a green area maintenance plan; and
 - CSI to be consulted to confirm refuse storage requirements.
- GHT –
 - commend the proposed design for referencing traditional forms while accommodating contemporary intervention;
 - require;
 - retention of wrought iron balustrades;
 - accurate documentation and retention/refurbishment of Genoese-style timber windows/shutters with any replacement to match originals;
 - retention of tiles in entranceways and one staircase;
 - retention of historic water pump with interpretation; and
 - consideration of further integration of new roofscape into streetscape due to change in massing.
- MfH –
 - initially raised concerns over proposed mansard roof as contrary to vernacular and Old Town Design Guide; and
 - following revisions confirm that they support the proposal as sensitive to the historic fabric and streetscape,
- MoT –

- Consider secure cycle parking provision is adequate to relieve pressure on Zone 2 RPS scheme.
- TSD –
 - No objections.

Planning Assessment & Recommendations

TPD supported the principle of mixed-use regeneration in the Old Town, noting the scheme revitalises a partially vacant building, enhances the Main Street streetscape, and improves energy performance.

TPD had previously raised strong concerns with the originally proposed mansard roof, which was inconsistent with local vernacular and contrary to GDS2 and the Old Town Design Guide. Note that following a site meeting with the applicant, architects, GHT, and MfH, revised plans were submitted showing a pitched roof with vertical tiling and dormers. Despite a step in the right direction, TPD consider that this element of the scheme could be refined further as there is still a lingering Mansard-roof effect in the roof design which is a roof type which is not part of the traditional vernacular of Gibraltar and something which the Commission has consistently resisted.

TPD consider that this could be addressed by raising the eaves lines to the top of the dormer windows, recessing the window frames to be flush and changing the roof to a low angle monopitch would create an improved roof design that is more appropriate to the roofscape found in the Old Town.

TPD recommended in principle approval subject to the waiving the car parking requirements for the site and subject to the modification of the roof section fronting Main Street by raising the eaves lines to the top of the dormer windows, recessing the window frames to be flush and changing the roof to a low angle monopitch.

TPD confirmed that revised plans should include an updated set of elevation drawings clearly showing windows, shutters and the wrought iron balustrades and are to be ratified at a Subcommittee meeting upon submission.

TPD confirmed that the subsequent planning permission to be subject to conditions including:

- submission of a window/shutter schedule (refurbishment preferred; like-for-like replacements approved prior to purchase);
- submission of final window, shutter, and materials specifications;
- heritage features retention condition requiring retention of wrought iron balustrades, entrance/staircase tiles and retention of water pump with interpretation;
- implementation of Energy & Sustainability Report and PV maintenance plan;
- submission of a Solar Panel Statement;
- submission of a green area maintenance plan; and
- final refuse requirements to be agreed with the CSI.

Discussion

No comments were raised by Members.

Decision

The Commission unanimously approved the application in principle, subject to the issuing of the Modification Order in line with the TPD recommendations.

314/25 – F/19798/25G – Ex-SES Site, Lathbury Road -- Proposed building to accommodate the Gibraltar Electrical Authority facilities, including offices, warehouse and ancillary uses.

Background

Site comprises an existing partly occupied single storey building that houses an electrical substation and a GEA store as well as a large area of hardstanding which is used as a storage area on a former MoD area which is being utilized by the GEA

Site bounded by Lathbury Road to the West, South and East, sits below the Listed 'Fort Canada' fortification in Devil's Bellow and the GPA tower and the site is screened by substantive planting and is located adjacent to the Nature Reserve.

Proposal

Full application for a substantive extension with hipped pitch roof to the existing partly occupied single storey building to facilitate the relocation of the GEA facilities from the former Rooke site to provide a consolidated GEA facility on the site including offices, a warehouse, and ancillary operational facilities, together with parking, a small external storage area, and a small array of PV panels and solar thermal panels.

Public Participation

The application was subject to Section 57 Public Participation, and no representations were received.

Consultee Comments

- DOE –
 - confirmed that an Appropriate Assessment was not required as the development is on existing hardstanding;
 - Predictive-EPC and Renewables Statement to be submitted for approval prior to the commencement of development;
 - 40% active EVCPs and 60% passive EVCPs to be provided;
 - Solar Panel Statement to be submitted and this is to explore the use of the entire roof for PV panel installation; and
 - consultation with CSI to confirm refuse requirements.
- GFRS – Require a Fire Strategy to be submitted.
- MFH – Confirm that they have no objections and consider the proposal to be sensitive to the historic context, with the building suitably distanced from the Listed wall and massing, roofline, and overall visual impact having been carefully considered. Also note that the muted external finishes, low-reflective glazing, and a single-pitch roof contribute positively to reducing visibility from key vantage points. Require conditions on any Planning Permission to require.
 - the protection of historic fabric;
 - the applicant to apply for a Heritage Licence;
 - undertaking of an AWB; and

- details of external lighting and material finishes to be agreed.
- DCA/MoT/TC – No objections.

Planning Assessment & Recommendations

TPD confirmed that they had no objections to the principle of providing a consolidated GEA facility on the site. The proposed development would facilitate the commencement of the 20/22 Queensway development and provide a facility for the GEA on a brownfield site which is located in an area currently characterised by light industrial uses and is already used by the GEA. TPD considers that it is a logical step to provide one main facility for the GEA.

The TPD acknowledges the sensitivities of the site which is adjacent to the Nature Reserve and includes Listed fortifications and concur with the MfH that the development has been strategically positioned at a sufficient distance from the historic structure and that careful consideration has been given to the volume and height of the proposed building to ensure that the visibility of the wall from external viewpoints remains unobstructed and does not impact the fabric and integrity of the listed fortifications.

The TPD also considered that the VIA in the Planning Statement demonstrates that the site is not visible on medium and long distance views and that existing tree coverage on the site also assists in screening the development from close up vantage points

TPD concur with the comments of the DOE that the applicant should explore the use of the whole roof for a PV installation given the prominent location of the site and this should be considered in the Renewables Assessment which will need to be submitted for clearance along with a PEA prior to the commencement of development.

TPD recommended approval subject to standard conditions and additional conditions requiring:

- a Fire Strategy Report;
- a Predictive Energy Assessment;
- a Renewables Statement;
- a Solar Panel Statement including exploration of providing a PV panel installation on whole roof or application of PV film across whole roof;
- 40% active EVCPs;
- materials and finishes to be submitted for approval;
- external lighting details to be submitted for approval;
- the applicant to apply for a Heritage License;
- an AWB;
- the protection of the historic environment; and
- other standard conditions.

Discussion

IB expressed concern about the proposed façade design and colour scheme, suggesting a more harmonious approach to suit the surrounding context. GM queried the potential visibility of air-conditioning plant from the roofscape.

CK explained that the façade had been designed to reflect the tones of the retaining wall, and design can be subjective, however this could be refined further and conditioned so that the final colour scheme is submitted for approval.

SM confirmed that the facility would use a ducted air-conditioning system with no visible condenser units and emphasised the benefit of the surrounding natural greenery as screening.

JH reiterated the need for a more sympathetic colour treatment and for increased landscaping and tree planting to avoid a heat island effect on the site. MH agreed, noting that the building's prominence warranted a design more in keeping with its location.

The Chairman summarised Members' views, confirming that additional conditions would secure a revised façade and for the applicant to explore the possibility of providing additional landscaping to provide shading on the site.

Decision

The Commission unanimously approved the application, subject to the conditions set out in the TPDs assessment and planning recommendations and additional conditions requiring the:

- submission and approval of a revised façade colour scheme; and
- applicant to explore the possibility of providing additional landscaping within the development to reduce potential heat island effects on the site.

315/25 – F/19821/25 – 4/4 Crutchett's Ramp -- Proposed removal of the existing front window to be replaced with a new entrance and doorway.

The application was deferred at the request of the applicant.

316/25 – A/19824/24 – 4/4 Crutchett's Ramp -- Retrospective installation of sandwich board.

Proposal

Application referred by the Subcommittee as the proposal for the retrospective placement of a sandwich board to advertise a barbershop (Class A1) on the corner of Main Street and Crutchett's Ramp is contrary to policy.

Consultee Comments

- MOT/TC – advised that the placement of sandwich boards to advertise shops should not be permitted as it would set a precedent and lead to over-cluttering of the streetscape.

Planning Assessment & Recommendations

TPD confirmed that Policy OTR9 of the Old Town Plan sets out the requirements for being able to place a sandwich board on Main Street and that Criterion A of the Policy confirms that a sandwich board may be placed only to advertise a bar, restaurant, or café (Class A3).

TPD confirmed that barber shops are not a use covered by the Policy and that allowing this proposal, would set an undesirable precedent, and would add unnecessary clutter to Main Street. TPD recommended that the application should be refused due to non-compliance with Policy.

Discussion

The Chairman outlined the wider problem of sandwich-board proliferation and confirmed the TPD recommendation to refuse. He confirmed that if refused the applicant would be instructed to remove the unauthorised sandwich board.

Decision

The Commission unanimously refused the application.

**317/25 – MA/19785/25 – House 13, St Christopher's Court St Christopher's Alley --
Proposed conversion, extension and refurbishment of property.**

Consideration of Minor Amendments including:

- ***construction of ground floor conservatory***
- ***installation of second floor balcony***
- ***internal alterations***

Background

Site comprises a two-storey townhouse within a 14 x home estate in the South District, accessed from St Christopher's Alley and visible from Europa Road

Planning History

Full Planning Permission for a side extension and raising the height of the dwelling by 1.47 m was approved by the Commission in July 2022.

Proposed Minor Amendments

Applicant seeking to amend approved development to include a single storey glazed extension with roof terrace above on the existing patio with glass balustrading. This element also includes the removal of the existing timber fence with access to patio. Applicant also proposing a balcony to the second floor master bedroom which would be accessed via double sliding glass doors to be installed.

SM addressed the Commission setting out the applicant's rationale for the proposed amendments and that they were seeking to replicate what had been approved by the Commission on the outer side of the Estate.

Public Participation

No requirement for Public Participation. Applicant served notice of the application on the Management Company, and no representations were received.

Consultee Comments

- DOE – require bat and bird surveys to be undertaken, nesting sites to be agreed; NZEB compliance, submission of a predictive EPC and recommend the installation of solar panels; and
- MFH – No objections.

Planning Assessment & Recommendations

TPD consider that the ground floor extension with roof terrace and second floor balcony depart from the established character of the internal courtyard, which has remained largely unchanged and historically intact, notwithstanding previous approvals for extension by the Commission to the outer side of the estate.

TPD advised that they consider that the addition of a second-floor balcony, glazed extension and roof terrace would disrupt the traditional architectural form and appearance of the internal courtyard, and that the approval of the amendments as submitted would set a precedent for further applications that could cumulatively erode the architectural integrity of the inner courtyard and also result in privacy and amenity issues with residents.

TPD recommended that the Commission issue a Modification Order requiring the:

- omission of the proposed second-floor balcony and the roof terrace above the proposed extension which are not in keeping with the existing built form; and
- revision of the ground-floor extension so that it is confined within the existing timber boundary fence and is designed with a flat roof and kept as low in height as practicable to minimize its dominance and ensure that it is subordinate in appearance to the main dwelling.

TPD confirmed that if the applicant submits revised plans in line with the Modification Order, these could be ratified for approval at a Subcommittee, and a Supplemental Planning Permission would be issued transposing and updating the conditions from the original Planning Permission.

Discussion

The Chairman summarised the TPD concerns regarding impact on the inner courtyard and confirmed that proceeding by Modification Order would secure necessary design changes while allowing timely determination at Subcommittee once compliant revisions are submitted.

Decision

The Commission unanimously agreed to issue a Modification Order in line with the TPD recommendations.

Minor and Other Works– not within scope of delegated powers

(All applications within this section are recommended for approval unless otherwise stated).

318/25 – F/19671/25 – Flat 5, 12 Parliament Lane -- Proposed conversion of roof terrace into a studio apartment.

This application was approved.

319/25 – F/19790/25 – 20-22 Hospital Ramp -- Proposed internal alterations & conversion of pitched roof to a flat roof terrace with false pitch roof around the perimeter.

This application was approved.

320/25 – F/19795/25 – First Floor Roof Terrace at Ocean Heights -- Proposed conversion and alterations of commercial/office premises into residential accommodation.

This application was approved.

321/25 – F/19806/25G – Devil's Gap Battery Green Lane, Gibraltar Nature Reserve -- Proposed refurbishment and enhancement of former military fortification to be used as a visitor interpretation and ticket office.

JH enquired about access to the site.

CK explained that access would be via the Devil's Gap pedestrian footpath as Green Lane is currently closed because of rockfall issues.

HM added that the stabilisation works required to reopen Green Lane would be extensive and costly, and he was not aware of any plans to undertake them.

The Chairman reiterated that access would be via the footpath and the Upper Rock Nature Reserve only.

This application was approved.

322/25 – F/19836/25 – Eurocity, Europort Avenue -- Proposed subdivision and change of use of ground floor commercial unit to flexible uses (Classes A1, A2, A3, B1 and D1).

This application was approved.

323/25 – MA/19809/25 – Winston Churchill Avenue -- Proposed construction of a new residential building with apartments and day care center, an elevated playground area and a car park.

Consideration of Minor Amendments including:

- ***installation of new access doors on east façade of building at ground floor level;***
- ***reduction to entrance area at ground floor level;***
- ***updated stairs to rooftop garden floor;***
- ***revised design to elevated podium;***
- ***increased floor level at Level 9; and***
- ***introduction of disaligned window pattern.***

This application was approved.

Applications Granted By Sub Committee under delegated powers (For Information Only and Not For Discussion)

324/25 – O/16992/20 – Both Worlds (South Site), Sir Herbert Miles Road -- Proposed construction of a part six and part seven storey residential development comprising 13 x apartments and a separate three storey dwelling to the south connected to the main building by a bridge as well as 30 car parking spaces (28 in the two storey carpark including 15 x public car parking spaces to fulfil an outstanding requirement and two x spaces for the detached house accessed off Sir Herbert Miles Road) and storage facilities.

Ratification of revised plans to ensure compliance with DPC recommendations on application.

JH raised concerns regarding the outline planning permission previously granted for the site. She reiterated objections she had expressed during earlier deliberations on the application and stated that although the revised drawings now complied with the conditions imposed by the Commission, she remained dissatisfied that a few significant issues, in particular those relating to environmental and landscape impact including ecology had not been fully addressed as part of the outline application and remained unresolved. and that she was disappointed that the revised scheme had not been brought back to full DPC for consideration.

The Chairman responded by clarifying that the outline planning permission was approved in principle by the Commission subject to revised plans being submitted by the applicant to show that the TPDs recommendations for the site could be met before an Outline Planning Permission could be issued. These plans were to be ratified at a Subcommittee meeting. The Chairman confirmed that the applicant had complied with the Commission's decision, and it was not necessary to table the application at DPC again. The Chairman confirmed that had the plans failed to meet the TPD recommendations, the application would have been referred back to the Commission.

The Chairman also clarified that the applicant is still required to submit a full planning application which would need to be supported by a number of technical assessments and documentation which the Commission would need to determine.

325/25 – O/18712/23 – South/West Corner Of Europort Development -- Proposed beautification of an existing access road, construction of four new town houses and re-development of a garden landscaped area with additional amenities.

Consideration of request to renew Planning Permission No. 8977.

326/25 – F/18791/23 – 240-248 Main Street -- Proposed refurbishment of external building facades, including installation of new render, removal of redundant services and installation of new windows and shutters.

Consideration of details of fibre glass shutters to discharge Condition 6 of Planning Permission No. 8879.

327/25 – F/19040/24 – Cathedral Of St Mary, The Crowned, 215 Main Street -- Proposed roof replacement and installation of roof access hatch.

Consideration of roof colour to discharge Condition 2 of Planning Permission No. 8870.

328/25 – F/19337/24 – 9/7 and 9/8 Lynch's Lane -- Retrospective application for the amalgamation of two units into one, changing entrances and the replacement of windows.

329/25 – F/19391/24 – 9A Gardiner's Road -- Retrospective planning garden modifications and proposed wall, garden room and parking deck.

Consideration of revised plans to comply with DPC decision including:

- *glass balustrading being changed to alternative material, railings on communal stairs and omission of two gates on communal stairs;*
- *landscaping plans for bottom level with section through; and*
- *elevations of boundary wall no more than 1.8m with areas by accesses no more than 2.1m with details of finishes; and elevations of pergola and sliding gate to pergola.*

330/25 – F/19417/24 – Flat 3, 12 New Passage -- Proposed internal alterations and replacement of external lightwell-facing windows.

331/25 – F/19616/25 – 20 West Walk, Europa Walks -- Proposed extension of the height of the north and east piers of a patio wall.

332/25 – F/19619/25 – 15A Town Range -- Proposed replacement of all timber windows on ground, first and second floors on the west elevation on a like-for-like basis.

333/25 – F/19628/25 – House 2, 1A Mount Road -- Proposed minor external alterations to residence.

334/25 – F/19630/25 – Onyx Suite, Eurocity -- Proposed internal fit out of unit together and installation of glass manifestation to external curtain walling.

335/25 – F/19651/25G – The Sunrise Hostel and DH Ceramics Store, 78 – 82 Devils Tower Road -- Proposed refurbishment and extension of the building.

GoG Application

Consideration of revised plan setting extension back 2m from site boundary to comply with DPC decision.

336/25 – F/19665/25 – Podium/Pool Level, Tradewinds, Bayside Road -- Proposed construction of pergolas on the podium level, replacement of the timber deck and pool edge tiling around the existing pool, and installation of glass gates to access the pool area.

337/25 – F/19682/25 – Ragged Staff Magazine 53 Queensway Road -- Refurbishment of magazines for use as a commercial storage facility.

Follows on from Outline application.

Ratification of proposals to reinstate one of the vaults as original as part of the proposals.

338/25 – F/19691/25 – 717 Sand Dune House, Beach view Terraces -- Proposed change of balcony doors.

339/25 – F/19692/25 – Flat 3, 14 Flat Bastion Mews, Flat Bastion Road -- Proposed installation of awning.

340/25 – F/19694/25 – 404 Neptune House, Marina Bay -- Proposed internal alterations, installation of glass curtains and replacement of windows of a like-for-like basis.

341/25 – F/19701/25 – 20/1 Witham's Road -- Proposed terrace conversion works.

342/25 – F/19703/25 – Unit 13 Ocean Heights -- Proposed subdivision of vacant unit into three stores.

343/25 – F/19709/25 – 32A Rosia Road -- Proposed installation of glass curtains.

344/25 – F/19711/24 – 25B Elliotts Battery -- Proposed installation of an air conditioning unit.

345/25 – F/19716/25G – 9A Glacis Road -- Proposed change of use and refurbishment of unit to provide to St Martin's School with a temporary educational facility (Class D1).

GoG Application

Ratification of revised plans to ensure compliance with Modification Order.

346/25 – F/19721/25 – 2.1.13 Rosemary Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.

347/25 – F/19722/25 – 17/2 Gardiner's Road -- Proposed redevelopment of the existing pool area and ancillary accommodation.

348/25 – F/19724/25 – Area outside Prior Park School Entrance, by Arengo's Palace -- Proposed construction of a new electrical meter cabinet and installation of new mains supply cable.

349/25 – F/19730/25 – 10.0.16 Oleander Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.

350/25 – F/19739/25 – 32 Shrine Walk, Europa Walks Estate -- Proposed refurbishment and extension.

351/25 – F/19741/25 – 8 Ragged Staff Wharf, Queens Way Quay -- Proposed replacement of two windows.

352/25 – F/19748/25G – Campion Park, Queensway -- Proposed installation of freestanding sign with the word "Gibraltar".

GoG Application

353/25 – F/19749/25 – House 1, The Olives, 7/9 Naval Hospital Hill -- Retrospective application for installation of pergola, conservatory and alterations to pool.

354/25 – F/19753/25 – 53 Governor's Street -- Retrospective application for fit out of retail unit and replacement fascia signage.

355/25 – F/19754/25 – 14 North Gorge, Europa Road -- Proposed installation of pergola structure in garden.

356/25 – F/19756/25 – 1003 Europlaza, Harbour Views Road -- Proposed installation of glass curtains.

357/25 – F/19760/25 – 112 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.

358/25 – F/19762/25 – 18 Shorthorn Farm Estate, Europa Road -- Proposed installation of electric powered awning to second floor balcony.

359/25 – F/19763/25 – Europa Sports Bar, Europa Sports Complex -- Proposed internal refurbishment and extension.

360/25 – F/19766/25 – 14 Britannia House, Marina Bay -- Proposed internal and external alterations.

361/25 – F/19769/25G – Europa Point Sports Complex -- Proposed external staircase to aid with entry and fire escape requirements.

GoG Application.

362/25 – F/19774/25 – 20 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.

363/25 – F/19775/25 – 119 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.

364/25 – F/19776/25 – 9 Cormorant Wharf Queensway -- Proposed installation of glass curtains.

365/25 – F/19779/25 – 114 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.

366/25 – F/19780/25 – 902 – 903 Atlantic Suites -- Proposed amalgamation of two x 2-bedroom flats into one x 4-bedroom flat.

367/25 – F/19786/25 – 902 – 903 Atlantic Suites -- Proposed amalgamation of two x 2-bedroom flats into one x 4-bedroom flat.

368/25 – F/19789/25 – 1 Engineer Lane -- Proposed change of use from shop (Class A1) to cafeteria (Class A3) and installation of fascia signage.

369/25 – F/19797/25 – 49, Quay 31, Kings Wharf, Queensway -- Proposed installation of awnings.

370/25 – F/19815/25 – 6 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.

371/25 – F/19816/25 – 20B Elliott's Battery -- Proposed replacement of existing glass curtains on covered terrace with three x uPVC windows.

372/25 – F/19840/25 – Flat 83, Quay 29, Kings Wharf, Queensway -- Proposed installation of two x awnings.

373/25 – F/19844/25 – Flat 26, Quay 29, Kings Wharf -- Proposed installation of awnings.

374/25 – F/19851/25 – 30 Europa Road -- Proposed emergency structural remedial works to deteriorated/defective roof terrace timber structure and removal of asbestos roof sheeting.

375/25 – A/19658/25 – Unit 12A, Block 5, Water Gardens, Waterport Wharf -- Proposed replacement of existing sign with new signage.

376/25 – A/19690/25 – Unit 2 Casemates House, 21 Casemates Square -- Proposed display of two sandwich boards in tables and chairs area.

377/25 – A/19695/25 – Unit A, 4 Tuckey's Lane -- Proposed display of a sandwich board.

378/25 – A/19697/25 – 256 Main Street -- Proposed display of a sandwich board in tables and chairs area.

379/25 – MA/19415/24 – North Gorge, Europa Road -- Proposed construction of an eco-sustainable residential development comprising 48 x residential units, access roads, storerooms, extensive landscaping and other associated site works.

Consideration of Minor Amendments including:

- *design change of the family pool area to suit existing topography, including access arrangement.*

Consideration of details of gate to estate to discharge Condition 14 of Supplemental Planning Permission No. 8128F.

380/25 – MA/19521/24 – North Gorge, Europa Road -- Proposed construction of a new eco-sustainable residential development, comprising 48 x residential units, access road, footpaths, storerooms, landscaping and other associated site works.

Consideration of Minor Amendments including:

- *interior layout changes to house number 32, including lift access to area in front of the cold stores that shall be used as storage areas; and*
- *reprovision of car parking space, garden landscaping and placemaking to community areas.*

381/25 – MA/19726/25 – Unit 14-16 Ocean Heights Gallery -- Proposed extension of current kitchen facilities to include hot food preparations.

Consideration of Minor Amendments including:

- *installation of a partition wall, separating the kitchen from the bar area.*

382/25 – MA/19734/25 – 37 Line Wall Road -- Proposed internal external alterations and refurbishment of existing building to make nine apartments with the construction of a top floor extension to provide two new duplex apartments with associated ancillary works.

Consideration of Minor Amendments including:

addition of two x structural cylindrical steel columns on the east elevation balcony, painted in dark graphite gray and located on the second and third floors.

383/25 – MA/19767/25 – 1 West Walk, Europa Walks Estate -- 1 West Walk, Europa Walks - Proposed internal and external alterations.

Consideration of Minor Amendments including:

- *the addition of a first-floor bedroom balcony above the main entrance lobby; and enlargement of windows throughout property.*

384/25 – MA/19777/25 –

3 South Walk, Europa Walks Estate -- Proposed conversion, extension and refurbishment works to residence.

Consideration of Minor Amendments including:

- *installation of a new high-level window to the dining area in the north façade of the building.*

385/25 – MA/19799/25 – Unit B Hassan Centenary Terraces, Eastern Beach Road -- Proposed fit-out of commercial premises into a nursery.

Consideration of Minor Amendments including:

- ***re-siting façade windows and minor alterations to first floor layout.***

386/25 – MA/19800/25G – Units 3 and 4 GJBS Yard, Neil Piñero Road -- Proposed internal alterations to warehouse.

GoG Application

Consideration of Minor Amendments including:

- ***addition of 3 x windows; and***
- ***minor internal alterations.***

387/25 – MA/19810/25 – 221-222 Mauretania, Both Worlds -- Proposed enclosure of terrace by installing bio-climatic pergola and glass curtain windows.

Consideration of Minor Amendments including:

- ***enclose terrace by installing a sandwich panel fixed roof instead of a bioclimatic pergola.***

388/25 – MA/19847/25 – 51 Main Street -- Proposed conversion of four stores in an office.

Consideration of Minor Amendments including:

- ***enclosure of the patio at the rear to create a lobby; and***
- ***associated internal alterations.***

389/25 – Any other business

There was no other business.

The Chairman confirmed that the date of the next meeting would be 21 August 2025.

Chris Key

Secretary to the

Development and Planning Commission