

## THE DEVELOPMENT AND PLANNING COMMISSION

### MINUTES

Minutes for the 9th meeting of 2024 held remotely via video conferencing on 25th July 2024 at 9.30am.

**Present:**

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

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

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

Mr G Matto (GM)  
(Technical Services Department)

Mrs C Montado (CAM)  
(Gibraltar Heritage Trust)

Mr A Brittenden (AB)  
(Land Property Services)

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

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  
(Deputy Chief Minister)

Mr H Montado  
(Chief Technical Officer)

Mr K De Los Santos  
(Land Property Services)

Mr C Viagas

## Approval of Minutes

**262/24 – Approval of Minutes of the 7th meeting of 2024 held on 23rd May 2024 and Approval of Minutes of the 8th meeting of 2024 held on 27th June 2024.**

The draft minutes of the 7th meeting of 2024 held on 23<sup>rd</sup> May 2024 were approved.

JH had not had an opportunity to review the draft minutes of the 8th meeting of 2024 held on 27th June 2024 and may want to make some comments. It was agreed that any comments would be circulated to Members and their approval sought by round robin.

## Matters Arising

None

## Major Developments

None

## Other Developments

**263/24 – F/18893/23 – Villa 5, The Sanctuary, 3 Maida Vale -- Proposed construction of a garage extension.**

CK described that the site for this application was a section of walled garden which was currently void of vegetation and filled with gravel, which adjoins Villa 5 and is bounded by a maintenance/evacuation footpath to the east, a single-storey security lodge to the south and a communal car park with mature trees to the west and that the site is adjacent to the Upper Rock Nature Reserve.

CK described that the proposed development comprises a two-storey garage extension with a car lift, having a net footprint of 36 sqm, and adding approximately 82 sqm to Villa 5. CK confirmed that the TPD had had extensive discussions with the applicant and that revised plans had been submitted including the installation of two x new windows, a green wall, additional planting, a non-usable sedum green roof and the omission of glass balustrading.

In respect of relevant planning history CK confirmed that the walled garden was part of the original Sanctuary development approved by the Commission in July 2012 and that the Commission had recently approved a three-storey extension with a double garage at the Southern end of The Mews complex in September 2022.

CK outlined a summary of the representations and counter-representations that had been received in respect of the application confirming that the Management Company had submitted representations regarding the adequacy of site notices, the preservation of green space, landscape maintenance, and potential impacts on fire escape routes, structural alterations to the building and lease ownership issues. CK advised that the applicant's counter representations argued that the current parking space was insufficient and that the proposed

extension was modest in scale and that they would rejuvenate the walled garden. The applicant had also confirmed that structural concerns would be addressed during the Building Control process and clarified that lease and ownership were not planning considerations.

CK went on to provide a summary of the consultee comments and confirmed that whilst the TSD had no technical objections to the proposed development they had raised architectural objections on the basis that they considered that the extension was excessive due to the proximity to the Nature Reserve and the original design concept of the Maida Vale was aimed at limiting development density. CK advised that the TSD had also expressed concerns about access to the sedum roof potentially leading to future redevelopment, however, confirmed that the access had since been omitted by the applicant in the revised plans and was now restricted to maintenance purposes only.

CK outlined the TPD's assessment of the scheme acknowledging that whilst this is a sensitive site, they welcomed that dialogue that had taken place with the applicant in order to address concerns regarding biodiversity and greening in order to ensure that a green corridor and non-accessible sedum roof is provided in the proposed development. CK also set out that the TPD consider that the incremental gain associated with the proposed extension is minor in scale and is considered to be ancillary and that the extension is visually screened by the single storey security lodge and the security gate to the development which is normally closed.

CK advised that the TPD recommend the approval of the application subject to specific conditions restricting the non-usable green/sedum roof to be used for maintenance purposes only, restricting the extension to be used for garage use only, requiring details of bat and swift nesting sites and detailed final landscaping plans including final details of the green/sedum roof to be submitted for approval as well as standard conditions.

Members commented on the Sanctuary development, stating that it was originally designed and presented as a sustainable project with ample green areas, however, the current state of the development does not reflect this vision. Additionally, MEEC noted that the green areas at the Sanctuary are not being properly maintained and expressed his opposition to the use of sedum roofs in Gibraltar, preferring instead to leave soil on the roofs to create natural habitats and resting areas for birds. Members questioned how the proposed scheme would enhance the greenery of the area while minimizing visual impact and they also discussed the glass balustrading, which was not part of this application but is located above the proposed scheme and advocated for the inclusion for bird safety markers to be retrofitted on it. KB suggested that stickers could be applied to the glass to prevent birds from crashing into it. The applicant's agent, Marta Garcia (MG), confirmed that the applicant was willing to install bird safety markers on the existing glass balustrading. The Chairman welcomed this offer, and was encouraged that this would be undertaken, however, advised Members that it could not form a condition on any Planning Permission as the glass balustrading is existing and does not form part of the proposed development, and that the applicant would need to install the bird markers on their own accord. The Chairman concluded by stating that final details of the green/sedum roof would be required to be submitted for approval prior to works commencing on this element of the scheme and then called for a decision on the application to be made.

The application was unanimously approved by Members in accordance with recommendations of the TPD.

**264/24 - F/19195/24G - Garrison Library, 2 Library Ramp -- Proposed demolition of existing stone rubble garage and refurbishment of side entrance to the Garrison Library.**

**GoG Application.**

CK confirmed that this site is located within the Listed Garrison Library and is bounded by Governor's Parade and the former Gibraltar Chronicle Building. CK outlined that the site comprises an existing patio wrapped around by the main and side wings of the Library Building, an existing garage that is partially blocking an existing window of the Garrison Library and an open space which forms a side entrance to the Garrison Library and has a right-of-way / easement from the entrance by the Gibraltar Chronicle Building to the rest of the Library Gardens residential complex and includes a lean-to corner shed.

CK confirmed that the proposals include demolishing the existing garage, restoring the existing blocked window, and re-using materials for the garage to construct a parapet wall and private patio. CK advised that the development also included installing iron fencing on top of the parapet wall to match the style of fencing used at the rear of the Garrison Library, creating an interpretation corner through partial demolition of the lean-to shed, installing a security gate or bollard system to protect the area, and reconditioning the lighting points to create a better sense of security and illuminating the alley.

CK confirmed that Section 25 notices had been placed on site as the site is in multiple occupation and the application had been subject to the statutory period for public consultation. CK confirmed that four sets of representations had been received from residents of the Library Gardens complex which had expressed general support for the refurbishment and beautification of the Garrison Library side entrance, including the creation of a new patio and treatment of the lean-to shed, but had also raised concerns regarding lack of details regarding the gate and a preference for any gate to be timber, maintenance of the easement/right of way, access to the gate, insufficient lighting, potential anti-social behavior related to the lean-to shed, construction management, and unauthorized parking.

CK confirmed that counter representations had been received, in which the applicant confirmed consider that the installation of a timber gate would be acceptable and would submit detailed plans later, confirming that the easement/right of way would be preserved and that the gate would be non-electronic, acknowledged concerns raised regarding lighting and had since submitted a revised plan indicating that reconditioned lighting forms part of the proposal and acknowledge the issue of unauthorized parking.

CK provided a summary of consultee comments confirming that the GEA had confirmed that they require the right of access for GEA personnel to be maintained whilst LPS had confirmed that there is a right of way/private easements for the occupiers of the inner residential buildings CK also noted that the MfH had confirmed that the applicant would need to obtain a Heritage License prior to works commencing.

CK confirmed that the TPD welcomed the proposal for the Garrison Library, noting that it would restore a heritage-sensitive area and complement the Listed Building's setting. CK also confirmed that the TPD appreciated the applicant's engagement with residents and the commitment to incorporating a timber gate and reconditioning the lighting points. CK confirmed that the TPD acknowledged that the gate/bollard details would be submitted in due course and that there is no objection to either approach to securing the area from unauthorized parking of vehicles. CK advised that the TPD consider that the removal of the existing garage and the proposed terrace and interpretation area would enhance the site's

historical context and that the TPD's recommendation was to approve the application subject to the following conditions:

- Details of the gate or bollards to be submitted for approval to TPD.
- The easement/right of access to be maintained and respected during construction and throughout the development's lifetime.
- Submission of a Construction Management Plan to be submitted to address construction impacts;
- Final lighting scheme details to be submitted for approval;
- Requirement for the applicant to obtain a Heritage License before works commencing ; and
- Other standard conditions.

Members enquired about the location of the timber gate and the iron fencing and where the staircase in the alley leads to. CK clarified that the timber gate would be installed at the entrance to the site, while the iron fencing would be installed on the parapet wall surrounding the terrace and gardens are located at the top of the staircase.

The Chairman called for a decision on the application to be made.

The application was unanimously approved by Members in accordance with recommendations of the TPD.

#### **265/24 – F/19196/24G – Adjacent to Scud Hill Steps, Scud Hill -- Proposed installation of an electrical/meter cabinet.**

##### ***GoG Application.***

CK confirmed that the proposals involved the installation of an electrical meter cabinet on an existing pavement along the western side of Scud Hill, positioned between the entrance to Scud Hill Steps and the boundary wall of a dwelling. CK confirmed that the proposed development involved the installation of a 1.5m (h) x 1.0m (w) x 0.4m (d) electrical meter cabinet to be placed on the pavement against the boundary wall of an adjacent dwelling, with a 20 cm gap between the cabinet and the wall.

CK confirmed that two sets of representations had been received on behalf of the homeowner of the boundary wall of the dwelling, which the meter cabinet is proposed to be placed against. CK confirmed that the representations expressed concerns about the proposed location of the meter cabinet as well as potential security risks, as the cabinet could serve as a stepping-stone for climbing over the existing wall. CK also confirmed that the objectors were also worried about the reduced pavement width affecting accessibility for the elderly couple residing in the dwelling as well as concerns about future difficulties in cladding the wall and referred to alternative locations for the placement of the cabinet that they had proposed during a meeting with the applicant and Highways Section of TSD.

CK confirmed that given the content of the representations and the reference to a meeting that was held with the applicant and the Highways Section of the TSD, the TPD had consulted directly with both parties on this matter.

CK advised that the applicant had confirmed that a meeting was held and that they would look into the feasibility of the suggested alternative locations. CK went on to state that the applicant had advised the TPD that it had looked into the feasibility of the alternative locations and these were not deemed to be suitable due to the run of existing cables and infrastructure and that the alternative locations would either block the footpath or result in a loss of parking, and had stipulated that the proposed location was the preferred location identified by the Highways Section of TSD and that the meter cabinet is required to improve the cable infrastructure in the area for all neighbours and that some sections of existing cable are very old and had been laid in 1954.

CK provided a summary of consultee comments confirming that the MfH had no in principle objections but recommended that the meter cabinet be blended into the streetscape and that the MoT and the Highways Section of TSD had no objections and confirming that the minimum pavement width remaining after installation would be 1.4 meters, which exceeded the absolute minimum requirement of 1.2 meters.

CK provided a summary of the TPD's assessment of the application. CK confirmed that whilst the TPD sympathized with the residents of the dwelling and acknowledged their concerns, the TPD consider that the placement of the proposed meter cabinet in this location would provide an integral piece of infrastructure and was considered to be acceptable given That the alternative options looked into were considered to be unsuitable due to existing infrastructure issues or potential impacts on parking and footpath accessibility. CK confirmed that the location retained a pavement width of 1.4 meters, which was above the minimum requirement of 1.2 meters, ensuring adequate accessibility and that whilst the placement of the cabinet might have limited options for maintaining the wall behind the cabinet, solutions like using a long-handled paintbrush could address this and that the cabinet could be painted to blend into the streetscape.

CK confirmed that the TPD's recommendation to Members was to approve the application subject to a condition requiring the blockwork of the meter cabinet to be painted to match the adjacent wall.

Members including MEEC and MH acknowledged the resident's concerns, however, stressed this was an important piece of infrastructure that is needed in this area, but did consider that the current design of the cabinet really sticks out and should be reconsidered, including the materiality of the doors and the possibility of placing tiles on the roof of the cabinet. CM added that there are least two examples of electrical meter cabinets, in the Old Town, with doors made of stone or tile with an almost hidden frame which are much better looking in and agreed to send images of these to the TPD so this could be discussed with the applicant to provide a redesign which better assimilates within the surrounding area.

The Chairman called for a decision on the application to be made.

The application was unanimously approved in principle by Members subject to a redesign of the cabinet to blend in better with the surrounding, with the final details to be submitted for approval and to be determined at Subcommittee.

**266/24 – F/19215/24 – Area adjacent to Unit 27 New Harbours -- Proposed construction of an extension to the New Harbours complex for use as a warehouse facility.**

CK outlined the site is situated at the southern end of the New Harbours Industrial Estate, adjacent to the existing warehouse and below Rosia Road and that the proposed development comprised the construction of a four-storey warehouse extension on stilts, which would not affect the existing access and parking area. CK confirmed that the extension would be accessible from Rosia Road, include a loading/unloading bay and had been designed to align with the aesthetics of the current New Harbours complex. CK also set out that the extension would provide eight warehouse units for flexible tenant use and mirror the existing building's design, including a roof profile that sat below the main roof of the complex.

CK confirmed that the application had been subject to public participation and that no representations had been received.

CK provided a summary of consultee comments confirming that the DOE had no objections but required the installation of photovoltaic panels and bat and bird nesting sites and that TSD had no objections to the application but required liaison with the Infrastructure Engineer regarding drainage/sewer capacities.

CK provided a summary of the TPD's assessment of the application, stating that the proposed extension for additional warehousing was deemed a suitable use for the industrial estate and would provide much needed additional warehouse units in Gibraltar. CK confirmed that the TPD consider that the height, mass, and design aesthetic were considered acceptable and would not result in any undue visual impact as there would be limited public views and the extension sits below the ridgeline of the existing New Harbours complex. CK confirmed that the TPD welcomes the dedicated loading/unloading bay and the fact that the extension would not affect existing access and parking. CK confirmed that the request by the DOE for PV panels was deemed valid as the rest of New Harbours has had PV panels installed onto the roof and there is no reason that the proposal couldn't accommodate them and it would contribute to the sustainability credentials of the scheme.

The TPD's recommendation was to approve subject to waiving car parking regulations and conditions requiring :

- the installation of PV panels;
- the provision of bat and bird nesting sites;
- the submission of a predictive EPC.

Members expressed concerns regarding swifts and bats, emphasizing that no construction should occur during the breeding season and raised issues about the height of the proposed scheme and cockroach infestations in the area. The height was further discussed, specifically the possibility of the scheme being three floors instead of four, as AB had implied that discussions LPS had had with the applicant were on the basis that the proposed extension is intended for the applicant's personal use rather than additional warehouse space to be let.

CK clarified several points including that the adjacent building to the east/northeast of the proposed scheme is taller than the proposed warehouse, that the applicant had confirmed to the TPD that the building will consist of rentable warehouses and that the TPD consider that

additional warehousing from a planning perspective is considered to be an appropriate use to be located in an industrial estate.. MH added that she considered that the scheme will affect the light and view of residents at Cumberland Terraces and JH mentioned that the confusion about the height was due to the visual illustration by the designer.

The applicant's agent, Stephen Martinez (SM), explained that the applicant has been communicating with LPS and that the use of the premises will ultimately need to be negotiated with LPS. Furthermore, SM confirmed that the scheme's height is clearly shown in the elevations, indicating that the building is lower than the adjacent building to the north/northeast.

The Chairman noted that there is a demand for warehousing and that the location within the New Harbours industrial estate is an appropriate location for it. The Chairman added that he had no issues with the visual impact of the proposed development and that the mass and height fit within the context of the estate. JH expressed concerns about the type of roof for the scheme. The Chairman and CK confirmed that the roof is a hipped roof.

The Chairman motioned for a vote on the application as submitted with the conditions mentioned in the TPD's recommendation:

In favor: 1

Against: 7

Abstention: 1

The Chairman then motioned for a vote on the application with one storey less:

In favor: 7

Against: 2

The application was approved, subject to the applicant reducing the height of the scheme by one storey and the conditions mentioned in the TPD's recommendations.

**267/24 – F/19219/24 – Flat 401, Block 6, Hassan Centenary Terraces Eastern Beach Road -- Proposed installation of a pergola within balcony area of the property.**

CK described the proposed development confirming that it involved the installation of a self-supporting aluminum-framed pergola on the fifth-floor balcony of Block 6 in the HCT complex, located at the northwest corner above the podium level. CK confirmed that the balcony was bounded by the building mass to the west and south and was protected by the balconies of the floors below. CK confirmed that the pergola features openable slats on the roof and the rationale for it was to provide additional privacy from upper levels and prevent drainage water from falling onto the balcony. CK confirmed that the existing design of the complex included set-back covered balconies on the upper floors of both Block 6 and Block 5, with vertical elements and a design intended to reduce perceived massing.

CK set out that in November 2023, the Commission had adopted a position against enclosing upper-floor balconies with window units, citing concerns that such changes would compromise



the architectural articulation, fenestration pattern, and overall design concept of the development, which had been specifically designed with vertical elements and set-back balconies.

CK confirmed that notice of the application had been served on the Management Company and they had confirmed that apart from complaints related to strong winds, they had received reports of items being dropped from higher levels, and problems relating to seagull droppings and were considering potential bird management mitigation measures in the future..

CK provided a summary of consultee feedback confirming that whilst the TSD did not have technical objections to the application they had raised architectural concerns, stating that the pergola could detract from the building's architectural aesthetics.

CK provided a summary of the TPD's assessment of the application stating that the proposals would set a very limited precedent, as it could only be undertaken in one other balcony in Block 5 and that from a planning perspective, the TPD deemed that the proposal would not dilute the overall design concept of the development, would retain the vertical elements and set-back balconies of the wider scheme. CK also confirmed that whilst the visual impact of the pergola was considered negligible, there was some concern about the potential future enclosure of the pergola with glass curtains, which would go against the Commission's position, and that this concern could be mitigated with a condition explicitly restricting any future enclosures.

CK confirmed that the TPD's recommendation was to approve the application, subject to a condition restricting the enclosure of the pergola and the submission of final details of the pergola's color scheme.

Members expressed concerns regarding the safety of people on the terrace area, their privacy, the harsh conditions experienced during high winds and the winter season in this coastal area, and a misrepresentation in one of the slides regarding the area above the proposed scheme. Additionally, Members confirmed that they were content with the scheme as long as it was visually sympathetic to the background and questioned the possibility of using blockwork and matching render, which might be more aesthetically pleasing.

The Chairman confirmed that he sympathized and expressed concern for the applicant and any residents who own a terrace similar to the proposed scheme as it would be subject to items being thrown from neighbors above and would need to be cleaning these items from the uncovered terrace. The Chairman considered that using masonry might have structural implications and explained that any fixtures of the pergola would be attached directly to the structural frame of the Hassans building.

The applicant, Stuart Bensadon confirmed that he had no objection to matching the color and finish of the pergola with the building behind and mentioned that he is working in conjunction with the resident of Block 5 of Hassans Centenary Terraces, who is planning to submit an application which would mirror this application in it is approved.

The Chairman motioned for a vote in line with the TPD's recommendations and with a condition for the pergola to match the colour of the cladding of the building.

In favour – 7

Against - 0

Abstention - 2

The application was approved by majority vote subject to the TPD's recommendations and with a condition for the pergola to match the colour of the cladding of the building.

**Minor and Other Works- not within scope of delegated powers**

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

**268/24 - F/18357/22 - Rosia Road, Dockyard South Approach -- Proposed construction of a single storey micro-brewery.**

This application was approved.

**269/24 - F/19214/24 - 28 Shrine Walk, Europa Walks Estate -- Proposed lowering of external patio wall and enlargement of utility room opening.**

This application was approved.

**270/24 - F/19226/24 - Unit 1C and 1D, Trafalgar House, Rosia Road -- Proposed internal refurbishment and conversion from motor shop and workshop (Sui Generis) into a leisure indoor children's recreational space (Class D2) with food and beverages/cafeteria area (Class A3).**

This application was approved.

**271/24 - F/19234/24 - Unit 1C and 1D, Trafalgar House, Rosia Road -- Proposed legalization of 'illegal works' carried out by previous tenant within communal land including the removal of all 'structural and non-structural add-ons', and reinstatement of external wall, access walkway and communal space.**

This application was approved.

**262/24 - F/19246/24G - Varyl Begg Estate, Europort Road -- Proposed refurbishment of Royal Sovereign House, Royal Oak House, Hermes House and Valiant House including installation of external wall insulation and render and replacement of windows and doors as well as the provision of enclosures for air conditioning units plus additional balconies.**

***GoG Application.***

MH confirmed that she had received requests from some residents of the estate who did not want their windows replaced and others who wanted existing air conditioning units to be reinstalled in their original locations once the works had been completed. MH confirmed that these requests would be respected as part of the work.

This application was approved.

**Applications Granted by Sub Committee under delegated powers (For Information Only)**

**NB: In most cases approvals will have been granted subject to conditions.**

**263/24 – F/16947/20 – Vacant open flat roof area over Vaults No.13 and No.14 Chatham Counterguard -- Gain access to current unused open rooftop terrace via introduction of new external staircase and beautify the upper space.**

***Consideration of request to renew Full Planning Permission No. 7930.***

JH enquired about the application and expressed concerns due to unauthorized developments that had previously occurred in this area. The Chairman clarified that this application involved the renewal of a planning permission previously granted by the Commission to provide access to the rooftop terrace via the introduction of a staircase. GM questioned the clearing of vegetation to install the staircase, to which CK explained that the proposals included the replanting of the vegetation.

**264/24 – F/18954/23 – Burger King, 24 Casemates Square -- Proposed refurbishment of restaurant including replacement of entrance windows and doors.**

**265/24 – F/19018/23 – 251/10 Main Street -- Proposed installation of a new glass balustrade, timber effect floor plank system and awning to the external terrace as well as the installation of replacement uPVC doors and internal alterations.**

The MEEC enquired about this application, expressing concerns about the proposed balustrade and whether railings could be installed instead. The Chairman stated that he thought the existing railings were to be retained but would double check and confirm this to the MEEC.

**266/24 – F/19019/24 – 11C Upper Witham's Road -- Proposed replacement of patio wall.**

**267/24 – F/19111/24 – 24 Crown Daisy House, Waterport Terraces -- Proposed window in utility room overlooking the internal.**

**268/24 – F/19113/24 – 1/3 Waterport Terrace Promenade -- Proposed change of use from shop (Class A1) to takeaway (Class A3).**

JH enquired about the application, stating that the leases for leaseholders in this area restricted the operation of restaurants and takeaways. The Chairman clarified that the scheme is located opposite Water Gardens and not on Waterport Terrace Promenade and that the address would be updated to reflect this.

**269/24 – F/19117/24 – 193 - 195 Main Street -- Proposed subdivision of 1 x two-bedroom dwelling into 2 x studios, 2 x one-bedroom and 2 x two-bedroom flats.**

**270/24 – F/19125/24G – Macmillan House, Tank Ramp -- Proposed refurbishment works installation of external wall insulation and render, installation of new windows and a new mono pitch roof, installation of new open 'baskets' for the air conditioning units and dryline clothes and minor reparations for the patio.**

***GoG Application.***

***Consideration of colour scheme to discharge Condition 2 of Full Planning Permission No. 8912***

**271/24 – F/19126/24G – Tankerville House, Tankerville Road -- Proposed refurbishment works installation of external wall insulation and render, installation of new windows and a new mono pitch roof, installation of new open 'baskets' for the air conditioning units and dryline clothes and minor reparations for the patio.**

**GoG Application.**

***Consideration of colour scheme to discharge Condition 2 of Full Planning Permission No. 8913.***

**272/24 – F/19128/24 – World War II Tunnels, Gibraltar Nature Reserve -- Proposed refurbishment and upgrades to visitor experience at hay's levels to include an exhibition, multipurpose events space, retail space and bar.**

***Consideration of final mural details to discharge Condition 2 of Full Planning Permission No. 8959.***

JH questioned the final decision taken regarding the murals. The Chairman and CK confirmed that following TPD consultation with the GHT, the MfH and the Gibraltar Museum the applicants preferred option, which was shown to Members at the DPC meeting, the application was considered and approved.

**273/24 – F/19134/24 – 23 Britannia House, Marina Bay Bayside -- Proposed installation of glass curtains.**

**274/24 – F/19142/24 – King Fahad Mosque, Europa Point -- Proposed removal of existing skylight and reconstruct with reinforced concrete slab.**

**275/24 – F/19144/24 – Flat 7, 40 Engineer Lane -- Proposed conversion of 1 x three-bedroom apartment into 1 x one bedroom flat and 1 x two-bedroom flat and associated refurbishment works.**

**276/24 – F/19147/24 – N11 Genista House, Europa Road -- Proposed construction of a covered terrace on existing open terrace.**

**277/24 – F/19152/24 – 18/2 Hospital Ramp -- Proposed subdivision of existing apartment into two x residential units.**

**278/24 – F/19153/24 – 605 and 606 Arengo's Gardens, 10 Arengo's Palace Lane -- Proposed amalgamation of a studio and 1 x three-bedroom flat into 1 x four-bedroom flat.**

**279/24 – F/19158/24 – 6 Cormorant Wharf, Queensway -- Proposed installation of glass curtains.**

**280/24 – F/19166/24 – 1103 Europlaza, Block 6, Harbor Views Road -- Proposed installation of glass curtains.**

**281/24 – F/19170/24 – Rear of 28 Cornwall Court -- Proposed installation of air conditioning unit.**

**282/24 – F/19174/24 – 34 Ocean Village -- Proposed refurbishment of existing unit including installation of new signage.**

283/24 – F/19184/24 – 15 Rosia Court, 21-23 Rosia Road -- Proposed alterations and refurbishment works to premises including installation of skylights and enlarged replacement window.

284/24 – F/19187/24 – 19 South Walk, Europa Walks Estate -- Proposed internal alterations and replacement of door with a window.

285/24 – F/19188/24 – Lift Shaft No.3, Atlantic Suites -- Proposed extension of lift shaft to create an additional stop at the top floor of the building.

286/24 – F/19198/24 – 9 Cornwall's Parade -- Proposed change of use from shop (Class A1) to food and drink (Class A3) as well as internal alterations and installation of signage.

287/24 – F/19203/24 – Units R4 and R5, Queensway Quay -- Proposed rerouting of existing extraction system from current flue to new flue including external opening to provide extraction grill.

288/24 – F/19205/24 – 60 Kings Wharf, Quay 27, Queensway -- Proposed installation of glass curtains.

289/24 – F/19207/24 – 1 Sunnyside House, Naval Hospital Road -- Proposed relocation and replacement of doors and windows.

290/24 – F/19213/24 – 204 and 205 Neptune House -- Proposed amalgamation of two x office units.

291/24 – F/19223/24 – 805 Basha Lodge, Mons Calpe Mews -- Proposed installation of glass curtains to balcony.

292/24 – F/19231/24 – Unit 1C Leisure Island Business Centre -- Proposed subdivision of unit to create new office unit and change of use from leisure (Class D2) to office (Class B2).

293/24 – A/18828/23 – 315 Main Street -- Proposed projecting shop/business name signage.

*Consideration of revised signage details to alternative approved colour scheme.*

294/24 – A/19169/24 – Fencing At Children's Park, Cathedral Square -- Proposed promotional banner to advertise the Gibraltar Wine Festival.

295/24 – A/19201/24 – 3 Tuckey's Lane -- Proposed installation of replacement facade sign and projecting sign.

296/24 – MA/19061/24 – 9 Devils Tower Road, 5 Lady Williams Close -- Proposed construction of a 10 x storey hotel/ aparthotel.

*Consideration of minor amendments including:*

- *updates to ground floor layout including occupiers lounge area;*
- *updates to first floor layouts including reduced area and changed layout to communal toilets and additional offices in approved occupier's lounge which has moved to the ground floor;*
- *minor internal layout changes in some apartments throughout building;*

- *added plant area at eleventh floor; and*
- *change of colours to the façade of the building*

**Consideration of revised plants area plans following Commission feedback on original plans.**

**297/24 – 1555/ P/055/24 – 28 Irish Town -- Proposed refurbishment, re-rendering and repainting of façade to property and surrounds and replacement of windows and shutters.**

**298/24 – Any other business**

No other business was raised by Members.

The meeting concluded and the next meeting was confirmed for 5<sup>th</sup> September 2024.

**Chris Key**

**Secretary to the**

**Development and Planning Commission**