

THE DEVELOPMENT AND PLANNING COMMISSION

MINUTES

Minutes for the 11th meeting of 2025 held remotely via video conferencing on 13th November 2025

Present:

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

The Hon Leslie Bruzon (MICS)
(Minister for Industrial Relations, Civil
Contingencies and Sport)

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

Mr E Hermida (EH)
(Chief Executive, Technical Services
Department)

Mr G Matto (GM)

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

Mr K De Los Santos (KDS)
(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 Neale (JN)
(Minute Secretary)

Apologies:

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

APPROVED
13 November 2025

Mr H Montado (HM)
(Chief Technical Officer)

Approval of Minutes

462/25 – Approval of Minutes of the 10th meeting of 2025 held on 16th October 2025.

The minutes of the 10th meeting of 2025 held on 16th October 2025 were approved subject to minor amendments suggested by JH in respect of Item 467/25 and Item 472/25.

Matters Arising

463/25 – None

Major Developments

464/25 – None

Other Developments

465/25 – F/19833/25 – 15 Scud Hill -- Proposed residential refurbishment and extension including ground floor garage.

The application was deferred at the request of the applicant.

466/25 – F/19838/25 – House 4, The Quarters, 2 Hospital Ramp -- Proposed roof-top extension.

Application Details:

Construction of a single-storey rooftop extension to provide a gym, utility room and toilet.

Site and Surroundings

Site comprises a 3 x storey dwelling and northernmost of 4 x terraced dwellings which comprise The Quarters development

Prominent site when looking south at top of the steps at Castle Street.

Planning History:

- CK confirmed that the site has a long planning history that is relevant to the consideration of the application. The original development approved by the Commission in October 2017 and followed on from an outline application which went through a substantive number of iterations. At the time the Commission considered that House 4 would have most visual impact within the development and to mitigate this it had been designed with setbacks on each floor and open terrace at roof level and was to be accessed by a hatch sitting below the parapet wall;
- Subsequently MAs to the wider development including a raised stair core to provide access to the terrace of House 4 were approved in April 2020 on the basis it was similar

to the ones approved at 18 – 20 Castle Street and the stair core would result in a negligible visual impact; and

- Following this an application for the installation of a freestanding open pergola on the terrace of House 4 was approved in December 2020. Whilst the TPD had no objections to the installation of the pergola as it would have a negligible visual impact, it was stressed in the planning assessment that if approved there would be a distinct possibility that applications may follow on to enclose this space which would in effect create an additional storey and this is something which should be strongly objected to should this occur in the future as it would be contrary to the original design intent of the wider development.

Public Participation:

- Application subject to Public Participation and notice served on Management Company.
- No representation received.
- Mr. Jonas Stahl (JS) was present to address the Commission on behalf of the applicant, James Boord (JB) who was also present to answer any questions
- JS highlighted the following points:
 - sightlines from surrounding public vantage points were extremely limited, referencing photos contained in his slides as reference;
 - the application effectively replicated the same volume as the existing pergola;
 - noted that the existing pergola was already visible from certain elevated angles and that the proposed enclosure would not materially worsen this; and
 - noted that the proposal would enable the installation of solar panels.

Consultee Comments:

- GHT and MfH: No objections and considered the proposal would have a negligible heritage impact on the surrounding area and views.
- DOE, TSD and LPS: No objections.

Planning Assessment & Recommendations:

- CK confirmed that the TPD noted at the outset that, although the proposed extension is modest in both scale and form, and its visual impact would largely be limited to views from the top of the steps on Castle Street, the broader planning context must be carefully considered.
- CK emphasised the importance of reviewing the site's planning history, as this is critical to determining the appropriateness of the current proposal.
- CK recalled that the TPD had raised concerns during earlier discussions involving the pergola currently on the site.

- At that time, the TPD highlighted the risk that approving such structures might lead to further applications for extensions.
- CK confirmed that the TPD views the current proposal as part of a broader pattern of incremental “developmental creep” on the property.
- It was noted that this pattern deviates from the original design concept approved by the Commission for the wider development.
- CK advised that the proposal is considered by the TPD to “tip the scales” and undermine the intended design principles of the original scheme.
- Specifically, the original approval envisaged that the northernmost dwelling be limited to three storeys to prevent the development from appearing overbearing or visually dominant when viewed from the top of Castle Street’s stairs.
- CK confirmed that the current proposal introduces a form of fourth-storey element, which the TPD believes erodes this key design restriction.
- CK confirmed that the TPD expresses concern that approving the extension could set an undesirable precedent.
- It may encourage further applications for additional pergolas on the remaining open terrace and/or additional extensions at the same level.
- CK noted that the TPD consider that such future proposals may be more difficult to resist if this application is approved and recommended that the application should be refused

Discussion:

- JH expressed support for the Town Planning recommendations.
- CAM referred to earlier comments and that these were submitted from a heritage perspective and highlighted concern about setting a precedent for pergolas and their enclosure more broadly in the Upper Town.
- MEEC viewed the proposal as a positive investment from an urban renewal perspective and indicated willingness to support the application, provided other considerations (e.g., solar panels, nesting sites) were satisfied.
- The Chairman recalled the complex history of the application site, noted the numerous iterations of the design during initial approvals, particularly regarding volume, massing, and stepped design to minimise visual impact, described how incremental additions had occurred over time (staircase, pergola), originally permitted due to minimal visual intrusion before stating concern that filling in the pergola now increases the overall mass of the building, which is central to the department’s concerns and for these reasons indicated support for the recommendation to refuse the application.

Decision:

A vote was taken on whether to refuse the application:

- In favour of refusal: 8
- In favour of approval: 3
- Abstentions: 0

The application was refused by majority vote for the reasons set out in the TPD recommendations.

467/25 – F/19916/25 – 8 Transport Lane -- Proposed creation of a landscaped garden and deck area within the adjacent open land, extending the existing patio parapet and fence to enclose the area.

Application Details:

Proposed creation of an 86 sq m private landscaped garden and deck area from a wider 626 sq m open informal public amenity space.

Site and Surroundings:

- Site is adjacent to existing rear garden of dwelling which forms 8 Transport Lane.
- Space is part of a larger 626 sqm informal public amenity area and terraced green space with mature vegetation including trees as well as an upper elevated hard landscaped terraced area.
- Site is accessible from public highways, close to the public transport network and is within 400m walking distance to a number of public institutions, schools, youth clubs and residential estates.

Proposed Development:

Creation of private a landscaped garden and deck area, which will form an extension to the existing private terrace of 8 Transport Lane through continuing the patio parapet and fence to enclose the area. The proposed works also include the installation of two new access gates on the south elevation, painted black to match existing terrace gate and to provide access to the wider public space. The applicant is proposing at his own expense, to aesthetically make good one of the three existing dilapidated stairs with a new robust screed finish for public use.

Public Participation:

- Notice served on LPS and adjacent property.
- No representations received.
- Albert Borrell (AB) was present to answer questions and addressed the Commission following comments raised by Members

Representations:

- Representations from AB to the Commission included:

- Advised Members that he had no intention of enclosing the garden area in the future;
- Gave assurances that he was fully committed to maintaining it as an open, planted and enhanced internal space;
- Advised Members that he was prepared to accept lease conditions to ensure the area could only be used as a garden space.

Consultee Comments:

- **DOE:**
 - object to the proposal on the basis that the proposal would result in the removal of publicly accessible open space and reducing its recreational, amenity and community value.
 - consider that instead of its enclosure, the biodiversity of the existing site should be enhanced through native planting which could upgrade the amenity value of the area whilst retaining its open, communal nature;
 - consider that the introduction of boundary walls would diminish the openness of the site and negatively affect the character of the surrounding area; and
 - require a Landscaping strategy to be submitted if Members resolve to approve application;
 - note that the applicant has submitted one but confirmed that they will not review it unless this application is approved by the Commission.
- **Ministry for Heritage:** no objections to be proposal on the basis of the green buffer zone being retained and adequately planted, the proposed fence and parapet wall matching the existing terrace in form and finish and any changes to the staircase be coordinated with the relevant authorities
- **TSD:** No objections.

Planning Assessment & Recommendations:

- CK confirmed that the TPD considers that the area of the proposed development forms part of an open accessible, informal greenspace, which in planning and urban design terms could be enhanced to be fully functional as a public place serving the South District.
- CK also noted that the TPD considers that should the Commission approve the application it would lead to a precedent and there is a very realistic possibility that other applications to encroach upon the open informal public space could be submitted, which could incrementally lead to the further erosion of what is a valuable open amenity space.
- CK advised that the TPD agrees with the comments raised by the DOE that instead of its enclosure, the biodiversity of the existing site could be enhanced which would upgrade the amenity value of the area whilst retaining its open, communal nature and the TPD would stress that the existing condition of the open space could be improved if this space was maintained appropriately.
- CK informed the Commission that the TPD considers that the private benefit gained through the acquisition of part of a wider open space to provide an increased enclosed

garden for an individual, does not outweigh the harm to the public benefit that would result from the proposed encroachment and this carries significant weight, as well as the associated loss of a placemaking opportunity to provide an enhanced open greenspace in the future. In view of this, the TPD consider that the development is contrary to the policies LR3 (Protection of Parks) and GDS 4 (Loss of Open Space) of the GDP and recommend that the application is refused.

Discussion:

- JH described the site as an important and well-used green pocket valued by local residents, noted its natural seasonal changes and biodiversity, stating it already has an established ecological rhythm, expressed strong opposition to enclosing the area, considering it a loss of public amenity and supported the TPD's and Department of Environment's objections.
- MEEC noted the conflicting advice from the Departments of Environment and Heritage and went on to state that whilst normally against enclosing public spaces, he expressed concern about future development pressures on unprotected open areas.
- MEEC also suggested potential benefits if the applicant contributed to planting native vegetation and enhancing surrounding biodiversity, viewed the proposal as sensitively designed, with no swimming pool included, felt approval of the application could help "bank" the green area for longer-term protection and indicated support, on balance, subject to potential conditions and environmental enhancements.
- KB strongly opposed conversion of public amenity into private amenity and stated that enclosure would present "a wall" to the community and remove public value.
- JH sought clarity on how a space could remain "open" while also being enclosed with AB reiterating the garden would remain open-air, with no built structures.
- CAM noted the presence of a partial historic water tank beneath the site boundary and recommended conditions to protect the tank, ensuring it cannot be filled in or converted (e.g., into a pool) if the application is approved. The Chairman confirmed that such protections could be conditioned.
- JH raised fears that references to possible future developments are alarming for the community, argued the area must be better protected, not partially sacrificed, and highlighted the sites status as one of few remaining green urban pockets.
- KB agreed with JH that MEEC's comments were pessimistic, noted the Ministry of Environment could strengthen protections through policy or legislation and felt stronger proactive measures could be taken.
- MEEC acknowledged the pessimism but emphasised limitations in controlling decisions of future governments and reinforced that the discussion had moved into broader, philosophical considerations about long-term protection of green areas.

Decision:

A vote was taken on whether to refuse the application:

- In favour of refusal: 7
- In favour of approval: 4
- Abstentions: 0

The application was refused by majority vote for the reasons set out in the TPD recommendations.

468/25 – F/19945/25 – Piece of Cake, Unit 2, The Residence – Proposed enclosure of external terrace with fixed glazing.

Application Details:

Planning Permission sought to remove existing glass frontage of unit and enclose the covered terrace with a glazed frontage and doors, on the outer side of the planters. Works sought on the basis of hygiene and environmental reasons.

Background and Planning History:

- Applicant previously applied to enclose the covered terrace of the unit with glazing and remove the planters as part of the application that was submitted to refurbish and operate from the unit in 2021;
- TPD advised applicant on submission of that application that they were not supportive of such a proposal as it would impact the original design concept of the Residence and they would also not support the removal of the planters;
- TPD advised the applicant that they could install glass curtains behind the planters and that they would not be adverse to such a proposal; and
- Applicant submitted revised plans omitting the proposals to enclose the covered terrace and opted to keep the covered terrace as had originally been approved.

Public Participation:

- Notice served on LPS and Management Company;
- No requirements for Public Participation;
- No representations received;
- The applicant, Sharon Garcia (SG) addressed the Commission in respect of the proposal confirming;
 - the planters are regularly damaged, used as litter bins, and had become a permanent cat toilet;
 - customers are frequently disturbed by people loitering or sitting on the ledge, often smoking directly outside the entrance;
 - the planters required constant cleaning and maintenance to deal with repeated misuse;
 - the café frontage is exposed to a busy, noisy and dusty road, negatively affecting the customer experience; and

- closing the frontage would allow the café to provide a higher quality, cleaner and more controlled environment. It is confirmed that the planters would be retained and maintained, however the existing plants would be replaced with indoor ones.

Consultee Comments:

- **DOE:** require pre EPC and recommend that existing glass frontage should remain and not removed as proposed; and
- **MfH:** no objection if non-tinted non reflective glazing used and any HVAC condensers to be concealed from public view

Planning Assessment & Recommendations:

- TPD consideration of the proposal to enclose the covered terrace with a glazed frontage had not changed as per the advice previously given to the applicant when they originally sought planning permission to operate from the unit;
- TPD consider that proposal would impact the original design concept of the Residence and would affect the visual character of this dual aspect corner unit by flattening the building line, narrowing the streetscape and eroding the established articulation of this frontage which currently provides depth, transparency and articulation;
- TPD consider that the applicant's concerns could be addressed by placing glass curtains on the inner side of the planters which would uphold the original design aesthetic principles of The Residence development;
- TPD recommended that Members should resolve to issue a Modification Order for the applicant to submit revised plans retaining the existing glazed frontage to the unit and including the installation of glazed curtains on the inner side of the planters which bound the covered terrace; and
- Should the applicant submit revised plans complying with the Modification Order TPD recommend that these can be tabled at SC for ratification and any subsequent planning permission would be subject to condition for an EPC and other standard conditions.

Discussion:

- JH and the Chairman enquired as to whether the SG could put the cats off using the place as a toilet by other means and making the ledge less inviting for people to sit on and loiter.
- SG advised that they have tried various methods that have not worked and that the vibe of the café would be better if they enclosed it.
- SG also advised the intention is to retain the planters inside the unit and that these would be planted with appropriate planting to be advised by an expert following a query by MEEC.
- Members were widely sympathetic of the applicant's rationale for the proposal. CV confirmed that he was supportive of the proposals and that he currently doesn't go there as people smoke outside the unit.

Decision:

Following the discussion, which was supportive of the application, the Chairman motioned for a vote as to whether to approve the application as submitted as opposed to the TPD recommendation:

- In favour: 9
- Against: 1
- Abstentions: 1

The application was approved by majority vote subject to standard conditions.

469/25 – F/19992/25 – St. Andrew's Church, Governor's Parade -- Proposed refurbishment and redevelopment of the existing building and conversion into a multi-faith centre.

Application Details:

Full planning application for the adaptive reuse and refurbishment of the vacant St. Andrew's Church, a Listed Building facing onto Governor's Parade and the east elevation onto Town Range. The proposal included internal modifications and external repairs, to allow for its conversion into a multi-faith spiritual and cultural centre. The existing building features limestone and sandstone façades, a bell tower, eleven arched stained-glass windows, and various commemorative regimental plaques.

Proposed Development:

Proposed works to the Church include:

- consolidation and conservation works to the existing façades;
- replacement of defective roof and timber elements;
- sensitive internal alterations to accommodate new community, educational, and visitor uses including guest accommodation and ancillary facilities at basement level accessed from George's Lane;
- adaptation of the former altar as a stage and reconfiguration of the western annex;
- reinstatement of the arched window openings as glazed elements to improve natural light and ventilation; and the
- installation of clock of north façade.

CK confirmed that the works form part of a wider restoration programme agreed under a Heritage Licence for consolidation and façade cleaning, undertaken in consultation with the MfH and the GHT.

Public Participation:

- CK confirmed that this is a Freehold Property and the application was subject to standard public participation requirements.

Consultee Comments:

- **DOE** – require a sustainability statement and a bat and bird survey;
- **GFRS** – require a Fire Strategy;
- **MfH** – Supportive of the proposals as they secure the building's long term future and community value. Consider the works to be undertaken are reversible and set out specific conservation requirements for various elements of the building that need to be conditioned should the Commission approve the application;
- **MOT** – No objections and confirm that the existing RPS Zone 2 spaces to be used temporarily for the construction phase are to be released to Zone permit holders only once construction has been completed.
- **TSD**: No objections.

Discussion

- CAM noted for the record the high level of consultation that there has been so far on the project and the concepts, and that she looks forward to seeing the church continue to be part of the community and Gibraltar's Old Town Landscape.

Planning Assessment & Recommendations:

- CK confirmed that the TPD welcomes the proposals and the dialogue that applicant has had with us and the department and heritage bodies.
- CK advised that the TPD consider that the proposals constitute a sensitive and adaptive reuse of the Listed Church which will secure the building's long term future and community value.
- TPD consider that the proposed internal and external works retain the principal historic fabric of the building, including the limestone façades, stained-glass windows, carved joinery, and commemorative features and new elements have been designed to be visually contained and reversible.
- CK confirmed that the TPD consider that in respect of the existing pipework on the south façade of the building should be raised to expose the existing Keystone and recommend that revised plans are to be submitted including this change prior to any Planning Permission being issued and that the Planning Permission should be subject to the following conditions:
 - Fire Strategy;
 - Sustainability Statement;
 - Heritage conditions;
 - Compliance with the Heritage License for the site;
 - submission of Bat and Bird Surveys; and
 - use of RPS Zone 2 parking spaces during construction to revert back once works completed.

Discussion:

- Mrs C. Montado (GHT) reiterated the importance of detail on signage and ensuring works are reversible where possible.
- Dr K. Bensusan welcomed the cultural and environmental benefits of reuse.
- Minister Cortes expressed strong support, highlighting its value as a unifying space for Gibraltar's diverse communities.
- Chairman praised the sensitive and considered approach taken in the design.

Decision:

The Commission unanimously approved the application subject to the submission of revised plans and the subsequent Planning Permission to be subject to the conditions set out in the Town Planning report.

Minor and Other Works– not within scope of delegated powers

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

470/25 –F/19909/25 – 13 Sunrise View and Garage/Workshop -- Proposed conversion of existing duplex apartment into 3 x maisonettes.

This application was approved.

471/25 –F/19969/25 – Unit 24, Lathbury Industrial Park -- Proposed extension to the existing warehouse.

JH and GM raised points regarding potential parking and turning circles issues within the wider Lathbury Industrial Park that may occur as a result of the development. It was confirmed that LPS manage the estate and the application was approved.

472/25- MA/19062/24 – Signal Hill Upper Rock Cable Car Station and Grand Parade Lower Station and Upper Rock Intermediate Towers -- Proposed demolition of existing upper and lower cable car stations and three intermediate towers and replace with new station buildings and two intermediate towers and installation new cable car system.

Consideration of minor amendments including:

Lower Station:

- *removal of basement level;*
- *internal reconfiguration on all levels (public circulation route remains similar to previous design);*
- *provision of sheltered space before entering and/or after exiting the building;*
- *clearer and more direct access to the refuse store;*
- *more transparent and open façade allowing for passive cross-ventilation;*
- *regular vertical façade elements as opposed to varying pattern on previous design;*
- *600mm high perimeter planter as opposed to street-level;*
- *extensive planters introduced on the west side of the building; and*

- *beautified external areas (increased landscaping and feature access staircase/promenade).*

Upper Station:

- *reduction of basement level and thus, excavated rock;*
- *clearer and intuitive public circulation via new feature staircase and glass, panoramic lifts (exposed rock in the feature staircase);*
- *inclusion of compliant staircases everywhere;*
- *exclusion of construction for new road for train;*
- *all road access to be via existing roadways;*
- *reduction of gift shop to optimise internal space and reduce excavation;*
- *level floor from internal to external;*
- *no stepped slabs, thus providing a more accessible design whilst simplifying detailing and construction time;*
- *removal of top-level viewing deck, reducing construction material, time and disruption; and*
- *plant equipment located on sunken roof.*

Consideration of request to renew Supplemental Planning Permission 7922B for an additional year.

The renewal of the Supplemental Planning Permission was approved.

473/25 – MA/20047/25G – Moorish Castle Complex (Willis' Road Access, Tower of Homage and Former Garrison Prison and 1st Castle Battery -- Part of the Outer Keep) -- Proposed enhancements to Moorish Castle Complex visitor experience.

Consideration of minor amendments including:

- *reconfiguration of entrance area;*
- *substantial reduction of approved building in dungeons area; and*
- *modifications to food and beverage station located in the 1st Castle Battery.*

GoG Application

This application was approved subject to clearance by the GHT in order for a site visit to take place.

474/25 – 1555/P65/25 – Sacred Heart Church, 1 Lime Kiln Steps -- Proposed re-rendering and repainting of the south facing façade.

This application was approved.

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

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

475/25 – F/17772/21 – Fire Station, 8 Grand Parade -- Retrospective application for an aluminum hut built at the terrace for the purpose of selling chicken and churros.

476/25 – F/19532/24 – House 8 South Barrack Mews South Barrack Road -- Retrospective application for minor works to residence, including patio areas.

Consideration of Timber Fence details to discharge Condition 3 of Planning Permission No. 9416.

477/25 – F/19672/23 – 3/5 Bomb House Lane -- Proposed amalgamation of units.

478/25 – F/19853/25 – Unit E, Canton House, Varyl Begg Estate -- Proposed refurbishment of unit as a barber shop including internal alterations and replacement of existing window and entrance door.

479/25 – F/19928/25 – 6 Amsterdam Court, Harbour Views -- Proposed internal alterations and installation of window.

480/25 – F/19953/25 – 6 West Place of Arms -- Proposed extension of conservatory.

Consideration of revised plans limiting replacement conservatory to footprint of existing conservatory in line with Modification Order.

481/25 – F/19957/25 – 4 East Walk, Europa Walks -- Proposed alterations to boundary walls enclosing patio garden.

482/25 – F/19959/25 – 5 East Walk Europa Walks -- Proposed alterations to external walls and gate enclosing existing patio garden.

483/25 – F/19971/25 – 26 Gibraltar Heights -- Proposed replacement of existing windows with uPVC double glazed windows.

484/25 – F/19979/25 – 11 South Walk -- Retrospective application for installation of windows on the west elevation of the property and installation of an air conditioning unit.

485/25 – F/19980/25 – 7 Rosbay Court -- Retrospective application for the installation of replacement windows.

486/25 – F/19982/25 – 609 Neptune House, Marina Bay -- Retrospective application for the construction of an extension on the existing terrace to form a sunroom.

487/25 – F/19983/25 – Flat 5, 51 Main Street -- Proposed refurbishment and decontrol of existing flat.

488/25 – F/20002/25 – 505 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains.

489/25 – D/19476/24 – Bell House, No.9 Bell Lane -- Proposed demolition of timber joist slabs and over masonry load bearing walls.

490/25 – D/19922/25 – 10/11 Carrera's Passage -- Proposed demolition of existing buildings and car park floor slab.

491/25 – D/19977/25G – Admiralty Tunnel -- Proposed demolition of electrical sub-station and masonry load bearing structure.

GoG Application

492/25 – A/19988/25 – Unit 4, 3 Irish Place -- Proposed installation of signs to advertise business.

493/25 – A/20009/25 – Unit C, 2 Crutchett's Ramp -- Proposed installation of acrylic sign to advertise business.

494/25 – A/20021/25 – 12 Glacis Road, Gibraltar -- Proposed installation of LED lit pharmacy cross.

495/25 – A/20033/25 – Across Metal Barriers of Morrisons Roundabout – Entrance to Morrisons, Ragged Staff Roundabout and Cathedral Square -- Proposed advertisement to promote a music event in Gibraltar.

496/25 – MA/19475/24 – Unit 14 Europa Pass -- Proposed extension into light well, with ancillary works and balcony works.

Consideration of minor amendments including:

- *conversion of stores to bedrooms at basement level; and*
- *removal of balcony works and alterations to master bedroom area.*

497/25 – MA/19725/25 – 7C Engineer Road -- Proposed construction of a new detached villa.

Consideration of minor amendments including:

- *change to stairs geometry; and*
- *other interior layout upgrades.*

498/25 – MA/19785/25 – House 13, St Christopher's Court St Christopher's Alley -- Proposed conversion, extension and refurbishment of residence.

Consideration of minor amendments including:

- *internal layout changes including ground floor areas, new ground floor conservatory and second floor balcony.*

Consideration of revised plans to comply with Modification Order.

499/25 – MA/19935/25 – 43/6 Governor's Street -- Proposed minor internal alterations, refurbishment and de-control of apartment premises.

Consideration of minor amendments including:

- *redesign of apartment layout.*

500/25 – MA/19958/25 – House 4, Atlas Views, 8 Naval Hospital Hill -- Proposed alterations and extension to residence.

Consideration of minor amendments including:

- *basement conversion; and*
- *internal alterations.*

501/25 – MA/19972/25G – St John's Court, Witham's Road -- Proposed refurbishment works including installation of external wall insulation and render, enclosure of roof terrace to make

way for domestic stores, replacement of old windows, removal of slim windows, installation of new dry riser on west façade and provision for relocating air conditioning units on roof terrace gallery.

GoG Application

Consideration of minor amendment including:

- *AC unit baskets on the façade and located within the courtyard for ground floor apartments.*

502/25 – MA/19976/25G – Varyl Begg Estate, Europort Road -- Proposed refurbishment of Royal Sovereign House, Royal Oak House, Hermes House and Valiant house. Works including external wall insulation and render plus a new set of windows and doors for the facade. enclosures for the ac units plus new additional balconies for a more harmonious look.

GoG Application

Consideration of minor amendment including:

- *installation of awnings on ground floor apartments.*

503/25 – MA/20010/25G – Macmillan House, Tank Ramp -- Proposed refurbishment of Macmillan House. works to include external wall insulation and render, new windows and a new mono pitch roof, minor reparations for the patio and new open 'baskets' for the ac units and dryline clothes.

GoG Application

Consideration of minor amendments including:

- *installation of clothing line baskets on the southern elevation.*

504/25 – 1555/P64/25 – Catholic Community Centre, Zoca Flank Battery, Line Wall Road -- Proposed re-rendering and repainting of the east facing façade of building including replacement of doors on a like-for-like basis.

505/25 – Any other business

There was no other business.

The Chairman confirmed that the date of the next meeting would be 11 December 2025.

Chris Key

Secretary to the

Development and Planning Commission