

**Adopted Resolutions and Decisions of the Additional Meeting of Heritage  
Western Cape  
Built Environment and Landscape Permit Committee (BELCom)**

**Scheduled for 09:00 and held on Thursday, 12 November 2020 via  
Microsoft Teams**



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**MATTERS DISCUSSED**

**11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

11.1 None

**12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION**

**12.1 Proposed Total Demolition, Erf 147902 34 Church Street, Woodstock, CT: NM  
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 14790234**

**FURTHER REQUIREMENTS:**

Before the Committee will approve the proposed demolition it will need to be satisfied that the replacement building is appropriate within its spatial context. This will require the following amongst others:

1. An elevational analysis of the new proposal in relation to the Church, Gladstone, Jersey and Frere Street streetscapes.
2. A volumetric study of the surrounding buildings/context.

**SM**

**12.2 Proposed Total Demolition on Erf 104, 40 Long Street, Piketberg: NM  
WEST COAST/PIKETBERG/BERGRIVIER/ERF 104**

**Case No:** 20060304KB0724E

**RECORD OF DECISION:**

The Committee resolved to approve the demolition application as not impacting heritage significance. The spatial context lacks sufficient significance to warrant the imposition of the Gees Judgement.

The Committee strongly recommends that the mature trees on the property be retained wherever possible.

**KB**

**12.3 Proposed Total Demolition, Erf 7669, 20 Main Road, Somerset West: NM  
HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 7669**

**Case No:** 20071401ND0716E

**FURTHER REQUIREMENTS:**

The Committee requires that further attention be paid to the proposed massing of the new wing in addressing its current concerns regarding scale, amongst other concerns.

The Committee strongly recommends that the mature trees on the property be retained and incorporated into the proposals while recognising that there is an opportunity to reinstate views of the historic building from the Main Road.

**ND**

**13 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL  
DEMOLITION/ALTERATIONS**

**13.1 Proposed Alterations and Additions, Erf 3480, 35 Bosman Street, Stellenbosch: MA  
HM/CAPE WINELANDS/STELLENBOSCH/ERF 3480**

**Case No:** 20071408ND0716E

**FURTHER REQUIREMENTS:**

The Committee requires the following additional information before it can make a decision on this application:

1. Information on the nature and significance of the broader "Die Vlakte" context within which the subject site falls to ensure that the Committee is taking all heritage related impact factors into account.
2. Sections running from the existing building through to the new addition to better understand the junctions and relative scale between the two.

The Committee recommends that the applicant reconsider the nature of the boundary wall alterations and minimise impacts to the historic architectural features on the building's interior. Where such features must be removed it is recommended that they be recycled elsewhere in this building.

**ND**

**13.2 Completed Additions and Alterations, Erf 2675, 27 Rugley Road, Vredehoek: MA  
HM/CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 2675**

**Case No:** 19101702SB1029E

**FURTHER REQUIREMENTS:**

The applicant is to supply photographic evidence of the appearance of the unauthorised front dormer window and if necessary alter his documentation to accurately reflect this. This information is to be submitted to HWC by no later than 19 November 2020.

The author of the drawings is to be present when the item is next tabled.

**SB**

**14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS**

14.1 None

**15 PROVINCIAL PROTECTION: SECTION 29 PERMIT**

15.1 None

**16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL**

16.1 None

**17 HERITAGE REGISTER: SECTION 30 PROCESS**

17.1 None

**18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS**

18.1 None

**19 REQUESTS FOR OPINION/ADVICE**

19.1 None

**20 OTHER MATTERS**

20.1 None

**21. NON-COMPLIANCE**

21.1 None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions as minuted.