

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

**Commenced at 08:30 and held on Thursday, 10 February 2022 via  
Microsoft Teams**



**MATTERS DISCUSSED**

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

**11.1 Proposed Alterations and Additions, Erf 2755, 11 van Oudtshoorn Road, Swellendam: MA  
HM/OVERBERG/SWELLENDAM/ ERF 2755**

**Case No:** 21102604SJ1118E

**RECORD OF DECISION:**

The committee resolved to approve the proposals as indicated on page 10 East façade Option 2 and North façade Option 1 on page 12 of the Heritage Submission Rev 02 as this will not negatively impact heritage significance.

**SJ**

**11.2 Proposed Alteration and addition on Rem 10829, Off Steenberg Road, Tokai: MA  
HM/TOKAI/REM 10829**

**Case No:** 21072704KB0826E

**RECORD OF DECISION:**

The Committee resolved to approve the proposed subdivision on condition that any alterations on either of the two new erven created by the new subdivision be subject to approval by HWC.

**KB**

**11.3 Proposed Alterations and Additions, Jonkershuis, La Motte Farm, R45, Franschhoek: NM  
HM / CAPE WINELANDS / DRAKENSTEIN / FRANSCHHOEK / FARM RE-1227**

**Case No:** 21111107SJ1213E

**RECORD OF DECISION:**

The committee resolved to approve the application as indicated 6101, 6201, 6202, 6301, 6302, dated 11 November 2021, prepared by Malherbe Rust Architects as not negatively impacting heritage significance.

The Committee has no objections to the use of the new extension as a tea room.

**SJ**

**11.4 Proposed Additions and Alterations on Erf 237, 75 Kerk Street, Elim: NM  
HM/OVERBERG/ELIM/ERF 237**

**Case No:** 2012809KB0112E

**FURTHER REQUIREMENTS:**

The Committee has no concerns with the proposals in principle but notes and agrees with the recommendations by Friends of Elim and requires that the proposals be amended accordingly. That includes ensuring that the inconsistencies under discussion above are addressed and the further information required, be provided.

The Committee further requires that a window above the front door be included as suggested by FOE (as shown on the North East Elevation but not on Section A-A).

**KB**

**11.5 Proposed Additions and Alterations on Erf 237, 43 Church Street, Elim: NM  
HM/OVERBERG/ELIM/ERF 237**

**Case No:** 2012809KB0112E

**FURTHER REQUIREMENTS:**

The Committee has no concerns with the proposals in principle but notes and agrees with the recommendations by Friends of Elim and requires that the proposals be amended accordingly. The Committee further requires that a window above the front door be included as suggested by FOE.

**KB**

**11.6 Proposed Additions and Alterations on Erf 237, 8 Mark Street, Elim: NM  
HM/OVERBERG/ELIM/ERF 237**

**Case No:** 2 2012809KB0112E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings 02\_01-796 Rev 00 prepared by Tyron Engel on the understanding that the following, as raised by Friends of Elim, are observed, i.e. that:

1. The front of the house is not to be altered without approval by HWC.
2. The new chimney is not visible from the front of the house.
3. The side space between the property and its neighbour is not encroached upon.

**KB**

**11.7 Proposed Additions and Alterations on Erf 15811, Ptn 947,35 Fountain Street, Wellington: NM HM/WELLINGTON/ERF 15811/PTN 947**

**Case No:** 21120212KB0112E

**FURTHER REQUIREMENTS:**

This item is held over pending further information regarding the subject site and its spatial context. The heritage consultant's responses to objections received would also assist.

**KB**

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

**12.1 Proposed Total Demolition, Erf 556, 33 Nico van der Merwe Street, Sandbaai, Hermanus: NM HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 556**

**Case No:** 21102503CH1206E

**FURTHER REQUIREMENTS:**

This item is held over pending sufficient information being supplied by the applicant regarding the spatial context of this building. This must include annotated photographs of the affected streetscape/townscape. Reasons are to be supplied within 14 days by the Overstrand Heritage and Aesthetics Committee to justify its submission that the adaptive reuse of the building is favoured over demolition.

The applicant to justify how the proposals will be in line with the Coastal Strip HPOZ regulations and furnish a copy of these regulations to the case officer for circulation to the Committee.

**CH**

**12.2 Proposed Total Demolition on Erf 748, 78 Main Road, Sea Point: NM HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 748**

**Case No:** 21101818SJ1209E

**FURTHER REQUIREMENTS:**

This item is held over pending the Committee being supplied with a heritage report elaborating on the significance or otherwise of the subject site.

The Committee resolved to undertake a site inspection on Monday, 14 February 2022 at 11:30 (GJ, WP, SW and HvdM).

**SJ**

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

**13.1 Proposed Additions and Alterations, Erf 14213, 22 Balfour Street Woodstock: NM HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF14213**

**Case No:** 21082009AM1104E

**FURTHER REQUIREMENTS:**

This item is held over pending the applicant providing documentation clearly differentiating between unauthorised work (if executed), the existing building and proposed work.

Clarity that the Committee will be reviewing the revised proposal and highlighting how the CoCT and I&APs concerns have been addressed.

Identify the photographs of the properties shown in the motivation document within the context of the subject site.

Confirmation is also required regarding the nature of the veranda cover and finish of the porch base.

**AM**

**13.2 Proposed Additions and Alterations on Erf 5413, Herschel High, Herschel Road, Claremont: MA HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 54613**

**Case No:** 21091321XM0913E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2108-LA-101 dated September 2021 prepared by KLG Architects as well as supporting documentation submitted by Claire Abrahamse, as not negatively impacting heritage significance on condition that the work be monitored by an architect with suitable heritage experience and subject to a close-out report being submitted within 30 days of practical completion.

**XM**

**13.3 Proposed Additions and Alterations on Erf 8113, 1 Andries Pretorius Street, Somerset West: NM HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ ERF 8113**

**Case No:** 21112303MS1209E

**FURTHER REQUIREMENTS:**

The Committee supports in principle the removal of the library and enclosure of the front veranda, however, details including principle sections indicating attachments to the old building, rainwater discharge and the new glazing in relation to the colonnade be supplied for further consideration.

The Committee also requires a copy of the documentation that accompanied a previous NID application (17 May 2017) by Chris Snelling on the property, particularly with regard to informing an appropriate grading for the building.

MS

**13.4 Proposed Additions and Alterations on Erf 1456, 34 Rhine Road, Sea Point: NM  
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 1456**

**Case No:** 2112602MS1223E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2110-B-01 and 2110-C-01 dated 25 October 2021 and prepared by G&S Architecture and Design as not negatively impacting heritage significance.

MS

**13.5 Proposed Partial Demolition, Erf 746, 82 Main Road, Sea Point: NM  
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 746**

**Case No:** 21101819SJ1209E

**FURTHER REQUIREMENTS:**

This item is held over pending the Committee being supplied with a heritage report elaborating on the significance or otherwise of the subject site.

The Committee resolved to undertake a site inspection on Monday, 14 February 2022 at 11:30 (GJ, WP, SJ and HvdM).

SJ

**13.6 Proposed Alterations and Additions, Erf 7134, 80 Sir Lowry Road, District Six: NM  
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERF 7134**

**Case No:** 21121304SJ1214E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Monday, 14 February 2022 at 12:30 (GJ, WP, SJ, and HvdM).

SJ

**13.7 Proposed Alterations and Additions, Erf 96, 40 Dirkie Uys Street, Franschhoek: NM HM / FRANSCHHOEK / ERF 96**

**Case No:** 21121303SJ1213E

**RECORD OF DECISION:**

The Committee resolved to endorse the application substantially in accordance with drawings numbered 3096-01, 3096-02 dated 19 October 2021 on condition that the dormer be set back the width of the first-floor bathrooms on both ends of the proposed extension. This is in line with the heritage consultant's recommendation contained in Section 7, page 19, of the Heritage Report. Revised drawings to be submitted to HOMs for approval at which time a S34 permit will be issued if the requirements have been met.

**SJ**

**13.8 Proposed Alterations and Additions, PTN 10 + 13 of Farm 30, Nooitgedagt, Oudtshoorn: MA HM / EDEN / OUDTSHOORN / SHAMMAH VALLEY / PTN 10 + 13 OF NOOITGEDAGT FARM 30**

**Case No:** 21111909SJ1129E

**RECORD OF DECISION:**

The committee resolved to approve the application as indicated on drawings numbered 2003/101, 2003/102, 2003/103, 2003/104, 2003/105, 2003/106, 2003/107, 2003/108, dated 18 November 2021 prepared by Henry Paine Architects as not negatively impacting heritage significance.

The Committee strongly advises that regardless of the amount of Portland cement that has been applied in the building, that traditional lime mortars and renders be used throughout (lime can be added to Portland cement, but Portland cement should not be added to lime). Furthermore, it is strongly advised that the contractor ensure that the building works to the stoep be properly contained (cordoned off) during the works, so as not to negatively impact the special character of the garden and werf on the south side.

**SJ**

**13.9 Proposed Additions and Alterations, Erf 101, 30 Le Roux Street, De Rust: NM HM/CENTRAL KAROO/ OUDTSSHOORN/ DE RUST/ ERF 101**

**Case No:** 2112021KB0112E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings 20 November 2021 prepared by MC Barnard Architects and showing the three-door option on the east elevation, as not negatively impacting heritage significance.

**KB**

**13.10 Proposed Additions and Alterations, Erf 258, 31 Eighth Avenue, Melkbosstrand: NM  
HM / CAPE TOWN METROPOLITAN / MELKBOSSTRAND / ERF 258**

**Case No:** 21110303KB1216E

**FURTHER REQUIREMENTS:**

The Committee cannot condone unauthorised work.

This item is held over pending sufficient information including photographs of the subject site's relationship to its streetscape and neighbouring building. Drawings to be submitted clearly distinguishing between the unauthorised work and proposed work.

**KB**

**13.11 Proposed Alterations and Additions, Erf 12530, 58 Chester Road, Walmer Estate: NM  
HM / CAPE TOWN METROPOLITAN / WALMER ESTATE / ERF 12530**

**Case No:** 21101201CH1109E

**FURTHER REQUIREMENTS:**

The Committee supports the application substantially in accordance with drawings numbered JJ01, Revision 2, undated. However, concerns remain regarding the treatment of the façade from the garage door lintel upwards. Amended drawings to be submitted that respect the composition and integrity of the design in its existing form.

**CH**

**13.12 Proposed Additions and Alterations, Erf 94904, 5 Wilkinson Street, Gardens: NM  
HM / CAPE TOWN METROPOLITAN / GARDENS / ERF 94904**

**Case No:** 21120902CN0112E

**RECORD OF DECISION:**

The Committee resolved to endorse the application as indicated on drawing numbered CD 176 / ERF: 94904 / 01 / A2 dated 06/08/2021 prepared by Dario Benedito, CADalyst Architecture on condition that the street facing portion of the south east addition is set back a minimum of 500mm from the front façade of the building. Amended drawings to be submitted to HOMs for approval.

The Committee strongly recommends that the proposed roof configuration be reconsidered in favour of a simple fall to avoid complicated waterproofing issues.

It is also strongly recommended that the interleading bathrooms on the east side of the building be reconsidered to enable each bathroom to have its own entrance.

**CN**

**13.13 Proposed Additions and Alterations, Erf 116120, 369 Burg Street, Cape Town CBD: NM  
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 116120**

**Case No:** 21111204CN1118E

**FURTHER REQUIREMENTS:**

This item is held over pending an accurate set of photomontages and 3D modelling to clarify the impact of the proposals, firstly on the roof parapets of the building, and secondly, the impact of the proposals on the surrounding context, both at street and higher levels (e.g. drone level views).

The Committee strongly recommends that a heritage architect with proven experience in projects of this nature within sensitive heritage areas such as this be engaged to assist with the critical design resolution that this scheme demands.

**CN**

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

**14.1 Proposed Restoration, Farm 168, 14 Tra Tra Street, Wupperthal: NM  
HM/ CEDERBERG/ WUPPERTHAL/ FARM 168**

**Case No:** N/A

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered 0001 Rev-F, 0002 Rev-F dated 01/02/22 and prepared by Gabriel Fagan Architects as not negatively impacting heritage significance.

**SJ**

**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 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal Josaphat, Paarl: MA  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576 PORRTION 9**

**Case No:** 21091320SB1004E

The Committee noted that the matter is to be heard at IACom on 16 February 2022. Belcom members who were part of the site inspection are to attend. The case officer therefore to ensure that the BELCom members who were present receive invitations and links to the meeting.

**SB**

**20.2 Wupperthal Site Inspection Report**

The Draft Inspection Report currently being circulated between Committee members is to be finalised by the following BELCom meeting.

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee resolved to adopt the resolutions and decisions as minuted.