

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

**Commenced at 07:30 and held on Thursday, 10 June 2021 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations on Erf 2108, 2109, 6176, 18-24 Crozier Street, Stellenbosch:
NM
HM/BOLAND/STELLENBOSCH/ERF 2108,2109,6176**

Case No: 21040628MS0520E

FURTHER REQUIREMENTS:

The Committee supports the proposals in principle. However, details are to be provided regarding the exact locations, fixing, structural support and junctions, especially where changes in level are involved. This would include sections and elevations at minimum 1:5 scale.

MS

**11.2 Proposed Additions and Alterations on Erf 41440, 18-24 Crozier Street, Stellenbosch: NM
HM/BOLAND/STELLENBOSCH/ERF 41440**

Case No: 21040627MS052E

FURTHER REQUIREMENTS:

The Committee supports the proposals in principle. However, details regarding the exact positioning within the reveals and fixing details that enable the glazing to “float” are to be provided. This would include sections and elevations at minimum 1:5 scale.

The Committee recommends that the glass doors open inwards and that their asymmetrical configuration be reconsidered.

MS

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

**12.1 Proposed Total Demolition, Erf 334, 21 Victoria Road, Bantry Bay: NM
HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 334**

Case No: 21030408XM0422E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 22 June 2021 (WP and SW).

XM

**12.2 Proposed Total Demolition on Erf 223, 4 Weir Road, Milnerton: NM
HM/CAPE TOWN METROPOLITAN/ MILNERTON / ERF 223**

Case No: 21040706MS0428E

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention. The Committee notes that the surrounding area does not fall within a proposed or declared HPOZ. Furthermore, the area lacks the architectural cohesion for the so-called Gees Judgement to be invoked for the proposed replacement development.

MS

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

**13.1 Proposed Alterations and Additions, Erf 1468, 13 Florida Road, Vredehoek: MA
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1468**

Case No: 21030410XM0430E

FURTHER REQUIREMENTS:

The Committee has no objections to the proposed extension in principle. However, it remains to be convinced that the visual impact along the side of the building towards the mountain backdrop will be as low-key as claimed. It may well be, but this needs to be demonstrated. The Committee therefore requires a photomontage that clearly demonstrates this impact before it can consider this submission further.

XM

**13.2 Proposed Additions and Alterations on Rem of Erf 8676, Main Road Paarl: MA
HM/CAPE WINELANDS / DRAKENSTEIN/PAARL/ERF 8676**

Case No: 2011805XM0420E

RECORD OF DECISION:

Unauthorised work:

The Committee cannot condone unauthorised work. However, given the additional information provided and the fact that the significant interiors of the building are to be retained, the Committee recommends that no charges be laid for the unauthorised work.

Proposed work:

The proposed work is approved as not impacting negatively on heritage significance provided that plans are submitted clearly distinguishing the unauthorised work from the proposed work.

XM

**13.3 Proposed Additions and Alterations on Erf 2284, 38 Long Street, Cape Town: MA
HM/CAPE TOWN/ERF 2284**

Case No: 21041907MS0504E

RECORD OF DECISION:

The Committee resolved to approve the application as a temporary structure on condition that this approval be limited to a period of 5 years after which an application for renewal to HWC will need to be submitted should the applicant wish to retain the structure for longer.

The Committee strongly recommends that an alternative design that is purpose-made for this significant building be considered which more appropriately reflects its architectural qualities. This will be a consideration when the application is submitted for renewal in the future.

MS

**13.4 Proposed Additions and Alterations on Erf 293799, Kew Road, Mowbray: MA
HM/MOWBRAY/ERF 293799**

Case No: KB0513E

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage significance on the understanding that this applies to the proposed balcony, staircase and roof dormer weather lap siding. This is conditional on plans being submitted to HWC clearly indicating this proposed work.

KB

**13.5 Proposed Additions and Alterations on Erf 41855, 129 Main Road Street, Paarl: NM
HM/DRAKENSTEIN/PAARL/ERF 41855**

Case No: KB0513E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Friday, 18 June 2021 at 10:00 (DB, GJ, HvdM and SJ).

KB

**13.6 Proposed Additions and Alterations on Erf 3774, 12 Pontac Street, Paarl: NM
HM/DRAKENSTEIN/PAARL/ERF 3774**

Case No: 21050307KB0514E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection 18 June 2021 at 10:30 (DB, GJ and HvdM).

KB

**13.7 Proposed Alterations and Additions, Erf 90017, 173A Main Road, Kalk Bay: NM
HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 90017**

Case No: 21051709XM0518E

FURTHER REQUIREMENTS:

While the Committee supports much of what is being proposed it nonetheless does have certain reservations, which it encourages the applicant to reconsider:

1. The circular corner bay window is an unusual landmark feature. There is an opportunity for this feature to be reinvented if not retained.
2. The use of stone walling and/or cladding which grounds buildings in Kalk Bay and has the added potential of relieving the uninterrupted expanses of plastered wall should be considered. This applies particularly where facing the railway line and forming the terrace facing the sea.

Revised drawings addressing these points are to be submitted to this Committee for final approval.

XM

**13.8 Proposed Additions and Alterations on Erf 7159, 105 Westcliff Road, Hermanus: NM
HM/ OVERSTRAND/ HERMANUS/ ERF 7159**

Case No: 21041201MS0511E

FURTHER REQUIREMENTS:

While the Committee has no objection in principle to the replacement of the thatch roof with roof sheets, the manner in which this is done will be critical in retaining the significance of this building i.e. the architectural transformation must not compromise architectural significance. Consequently, the Committee will require the external envelope of the building to be accurately modelled by an architect with appropriate heritage experience to ensure that junctions, eave lines and other characteristic roof features are properly detailed.

Appropriate architectural drawings addressing these concerns are to be submitted to this Committee for approval.

MS

**13.9 Proposed Alterations and Additions, Erf 2015, 65 Rose Street, Bo-Kaap: NM
HM/CAPE TOWN METROPOLITAN/BO-KAAP/ ERF 2015**

Case No: 20111810SM1123E

RECORD OF DECISION:

The Committee resolved to approve the application as not impacting negatively on heritage significance.

XM

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 Erf 16190, 84 Fenton Road, Dryden Street Primary, Salt River: MA
HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF16190**

Case No: 20110907WD1109E

The matter was removed from the agenda.

WD

20 OTHER MATTERS

20.1 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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