

**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, 11 November 2021 via  
Microsoft Teams**



**MATTERS DISCUSSED**

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

**11.1 Proposed Additions and Alterations on Erf 699, Somerset College, Bredell Road, Somerset West:  
MA  
HM/CAPE TOWN METROPOLITAN/ SOMERSET WEST/ ERF 699**

**Case No:** 21071407SB0817E

**RECORD OF DECISION:**

The Committee resolved to approve the application as detailed in drawing numbers 20-06-ST4-01 Rev 0, 20-06-ST4-02 Rev 1, 20-06-ST4-03 Rev 1, 20-06-ST4-04 Rev 0 dated 19 October 2021 and prepared by 2AD Space Architects Inc.

**SB**

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

**12.1 Proposed Total Demolition Erf 1487, 15 Davenport Road, Vredehoek: MA  
HM/CAPE TOWN METROPOLITAN/ VREDEHOEK/ERF 1487**

**Case No:** 21092002KB0927E

**FURTHER REQUIREMENTS:**

1. The Committee requires a detailed photomontage of the streetscape with illustrations of how the proposed building fits in to the neighbourhood.
2. The Committee requires engagement with I&APs.

**KB**

**12.2 Proposed Total Demolition, Erf 1491, 11 Davenport Road, Vredehoek: MA  
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1491**

**Case No:** 16101306HB1102E

**FURTHER REQUIREMENTS:**

The Committee requires that the verticality of the staircase tower at the top is further articulated. This to be submitted to HOMs for approval.

**WD**

**12.3 Proposed Total Demolition Erf 12011 Re, Woodstock: NM  
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 12011**

**Case No:** 21081212KB0923E

**RECORD OF DECISION:**

The Committee resolved to approve the demolition application and proposed replacement structure as detailed on drawing numbered 2000/02/03, 2000/02/04 2000/02/05 2000/02/07 2000/02/07,2000/03/01,2000/03/02,2000/03/03,2000/03/04,2000/00/01, 2000/00/02,2000/00/03dated and prepared by CCNIA Architects.

**KB**

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

**13.1 Proposed Additions and Alterations Erf 977, 11 & 13 Virginia Avenue, Vredehoek: MA  
HM/APE TOWN METROPOLITAN/ VREDEHOEK/ERF 997**

**Case No:** 21061711 KB0728E

**RECORD OF DECISION:**

The Committee resolved to approve the application as having met the previous recommendation with one-member dissenting.

**KB**

**13.2 Proposed Additions and Alterations on Erf 97982, 10 King Street, Newlands: MA  
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 97982**

**Case No:** 19120902LB1212E

**RECORD OF DECISION:**

The Committee recommends to the CEO of HWC that charges must be laid in terms of unauthorised work.

**MS**

**13.3 Proposed Additions and Alterations Erf 178, 32 Church Street, Tulbagh: MA  
HM/CAPE WINELANDS/ WITZENBERG/ TULBAGH/ERF 178**

**Case No:** 21041906KB0506E

**RECORD OF DECISION:**

The Committee resolved to approve the alteration as per drawings dated 20 September 2021 and prepared by PDM Architects The reinstatement of the yellowwood floor to be done as per best heritage practice. The use of lime mortars and renders is required. A close-out report is to be submitted within 30 days of completion.

**KB**

**13.4 Proposed Additions and Alterations Erf 44736, 18 Firth Road, Rondebosch: MA  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ ERF 44736**

**Case No:** 21060805KB0830E

**RECORD OF DECISION:**

The Committee cannot condone unauthorised work. The Committee recommends that no charges to be laid.

**KB**

**13.5 Proposed Additions and Alterations on RE 4486, Erf 7669, Somerset Lodge, Somerset West:  
MA  
HM/CAPE TOWN METROPOLITAN/ SOMERSET WEST/RE 4486 ERF 7669**

**Case No:** 21071508KB0716E

**RECORD OF DECISION:**

The Committee resolved to approve the application as having met previous requirements. The proportions of the fenestration on the east elevation, is to match those elsewhere in the intervention.

**KB**

**13.6 Proposed Additions and Alterations on Erf 994, 19 Voortrek Street, Swellendam: MA  
HM/OVERBRG/ SWELLENDAM/ERF 994**

**Case No:** 21060809KB0615E

**FURTHER REQUIREMENTS:**

A heritage agreement with HWC for reinstatement of the thatch is to be concluded within 30 days from date of notification, failing which criminal charges will be recommended.

**KB**

**13.7 Proposed Additions and Alterations on Erf 47721, 4 Lea Road, Rondebosch: MA  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ ERF 47721**

**Case No:** 21071501XM0813E

**RECORD OF DECISION:**

The Committee resolved to approve the application as having met the previous requirements. The Committee recommends that the new lean-to roof eaves should project on the north and east elevation to match the west elevation.

**XM**

**13.8 Proposed Additions and Alterations on Erf 31888, Main Road, Paarl: MA  
HM/CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 31888**

**Case No:** 21052006XM0527E

**FURTHER REQUIREMENTS:**

The Committee requires a written statement from the heritage practitioner that the existing structure and works undertaken are accurately recorded on the drawings submitted. This statement can be submitted to HOMs.

**XM**

**13.9 Proposed Additions and Alterations, Erf 740, 25 Caledon Street, Camphersdrift, George: NM  
HM/ EDEN/ GEORGE/ ERF 740**

**Case No:** 21092717AM0928E

**RECORD OF DECISION:**

The Committee cannot condone illegal works and thus refuses the application. No S.51 (NHRA) letter can be issued.

**AM**

**13.10 Proposed Additions and Alterations on Erf 701-Re, 30 Montrose Avenue, Oranjezicht: NM  
HM/ CAPE TOWN METROPOLITAN / ORANJEZICHT/ 701ERF RE**

**Case No:** 21092211MS0923E

**RECORD OF DECISION:**

The Committee deliberated between option 1 and 2 and resolved to approve option 1 (with band of clerestory windows) as detailed on drawing numbered 2007/100 and 2007/101 Revision A dated 01/03/2021 and prepared by KLG Architects.

**MS**

**13.11 Proposed Additions and Alterations Erf 151025, 53 Fisherman's Flats, Kalk Bay: NM  
HM/CAPE TOWN METROPOLITAN/ KALK BAY/ERF 151025**

**Case No:** 21092306KB0927E

**RECORD OF DECISION:**

The Committee resolved to undertake a site inspection on Thursday, 25 November 2021 (DB, GJ, WP, HvdM, SJ).

**KB**

**13.12 Proposed Additions and Alterations Erf 26527, 1 Milner Road, Observatory: NM  
HM/CAPE TOWN METROPOLITAN/ OBSERVATORY/ERF 26527**

**Case No:** 21092306KB0927E

**RECORD OF DECISION:**

The Committee resolved to approve the application for internal modification of the main dwelling, demolition of the outhouse and its replacement structure as detailed on drawing numbered LUM -102 dated 03 February 2021 prepared by Fusion architects.

**KB**

**13.13 Proposed Additions and Alterations Erf 25245, Bulties Way, Somerset West: NM  
HM/CAPE TOWN METROPOLITAN/ SOMERSET WEST/ERF 25245**

**Case No:** 21053107KB0623E

**RECORD OF DECISION:**

The Committee cannot condone illegal work thus will not comment on the outbuilding (servants' quarters). Whilst the Committee has reservations about the aesthetics, the positions of the proposed additions will not affect the street façade. The Committee approves the application as per drawing no 2021-03-Fei1001-02 REV4 dated 16 July 2012 and prepared by Jacques Du Toit as not affecting the heritage resources as detailed.

**KB**

**13.14 Proposed Additions and Alterations Erf 3047, 21 Saviour Street, Oudtshoorn: NM  
HM/CENTRAL KAROO/ OUDTSHOORN/ERF 3047**

**Case No:** 21063108KB0623E

**FURTHER REQUIREMENTS:**

The application documents are incomplete. The matter is referred to the case officer and HOMs to determine if the matter is to return to BELCom.

**KB**

**13.15 Proposed Additions and Alterations on Erf 20553, 3 Queen Street, Durbanville: MA  
HM/ CAPE TOWN METROPOLITAN / DURBANVILLE/ ERF 20553**

**Case No:** 21051301MS0916E

**RECORD OF DECISION:**

The Committee resolved to approve the application as having met the previous requirements.

**MS**

**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 Conservation Management Plan for Rhodes Cottage, on Erven 87087 and 87082, 246 Main Road, Muizenberg: NM  
HM/CAPE TOWN METROPOLITAN/ MUIZENBERG/ERVEN 87087 AND 87082**

**HELD OVER:**

The committee resolved to undertake a site inspection on Thursday, 25 November 2021 at 14:00 (DB, GJ, WP, HvdM, SJ) and the consultant team to be included in the walk-through.

**WD**

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

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