

**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 Wednesday, 12 May 2022 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

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

Case No: 21102604SJ1118E

The matter has been removed from the agenda.

SJh

**11.2 Proposed Alterations and Additions at ERF 641, 8 Herte Street, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / ERF 641**

Case No: 22040716SJ0419E

FURTHER REQUIREMENTS:

The resolution around the junction between new and old is to be detailed to the satisfaction of this Committee. In general, the Committee is satisfied with this application in terms of proposed form and scale, the use of contemporary detail for the new addition is accepted.

SJh

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

**12.1 Proposed Total Demolition of Erf 401, 9 Arthur, Sea Point: NM
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 401**

Case No: 21101214TZ

RECORD OF DECISION:

The Committee resolved to approve the demolition as there is insufficient heritage significance to warrant retention. The permit is granted with no conditions.

TZ

**12.2 Proposed Total Demolition of Erf 160747, 44 Bloem Street, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 160747**

Case No: 17081801TZ1113E

COMMENT:

The replacement building does not trigger S.34 of the NHRA.

TZ

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

**13.1 Proposed Additions and Alterations on Erf 117776, 1 Harrington Street, Cape Town: MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 117776**

Case No: 21120607MS0211E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings LAB_A1101-LAB_A3004, dated 04/04/2022 and prepared by Jaco Botha Architects, as not negatively impacting heritage significance.

MS

**13.2 Proposed Additions and Alterations on Farm 238, Portion 5, 5 Bovlei Road, Wellington: MA
HM/ CAPE WINELANDS/ DRAKENSTEIN/ WELLINGTON/ FARM 238**

Case No: 22012502MS0202E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 101,201,202,301 Revision B, dated 20/04/2022 and prepared by Malherbe Rust Architects, as not negatively impacting heritage significance.

MS

**13.3 Proposed Additions and Alterations, Erf 7134, 80 Sir Lowry Road, District Six, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERF 7134**

Case No: 21121304SJ1214E

COMMENTS:

The Committee supports the application in terms of size, scale and massing along with the retention of the front façade and demolition of interior spaces. The applicant undertakes to resolve the interface between new and old with detailed sections and elevations during the design development process. These details are to be submitted to this Committee for approval.

SJh

**13.4 Proposed Alterations and Restoration, Erf 881, 21 Oak Street, Greyton: NM
HM / OVERBERG / THEEWATERSKLOOF / GREYTON / ERF 881**

Case No: 22030308SJ0419E

FURTHER REQUIREMENTS:

The Committee does not recommend charges for illegal work and S.51 letter can be issued. The Justice Street garage elevation is to be amended to include loft windows along with the simplification of the steel gates.

Drawings to be submitted to HOMs for approval.

SJ

**13.5 Proposed Additions and Alterations on Erf 28748, 22 Rose Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28748**

Case No: 22021802TZ0222E

HELD OVER:

The matter was held over to a future BELCom meeting.

TZ

**13.6 Proposed Alteration and Additions on Erf 86405, 158 Boyes Drive, Muizenberg: NM
HM/CAPE TOWN METROPOLITAN/MUIZENBERG**

Case No: 21062907KB0311E

FURTHER REQUIREMENTS:

The Committee requires detailed drawings along with a statement on how constructed works differ from approved plans. This statement should include photographic records linked and annotated to architectural drawings. Architect to be present at the next meeting.

KB

**13.7 Proposed Alteration and Addition on Erf 25486, 2 Baker Street, Observatory: NM
HM/CAPE TOWN METROPOLITAN/OBSERVATORY**

Case No: 220220805KB0324E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 1910-A(LA)1000, 1910-A(LA)1000, 1910-A(LA)1000 and 1910-A(LA)1000 Rev 01, dated 17 March and prepared by Bruce Wilson Architects, as not negatively impacting heritage significance.

KB

**13.8 Proposed Alteration and Additions on Erf 991, 3 Avondale Road, Three Anchor Bay: NM
HM / CAPE TOWN METROPOLITAN / THREE ANCHOR BAY**

Case No: 21102902KB0322E

RECORD OF DECISION:

The Committee cannot condone illegal work, however, in this instance it will recommend that charges will not be laid. The mitigations proposed and communicated are to be effected and written confirmation with a closeout report is to be submitted to HWC within 60 days of completion.

KB

**13.9 Proposed Additions and Alterations on Farm 485, Le Chant Wine Estate, Eikenhof, Polkadraai
Road: MA
HM/ CAPE WINELANDS/ DRAKENSTEIN/ EIKENHOF/ LE CHANT WINE ESTATE/ FARM 485**

Case No: 22032912AM0405E

FURTHER REQUIREMENTS:

1. A key consideration is that this building represents a rare typology. The barn was built for a method of wine making utilising a gravity flow process. Its particular rustic character should be respected in the way that any interventions are proposed;
2. Interventions are to be reversable as far as possible -
 - a. Timber flooring to form platforms;
 - b. The floor channel is to be acknowledged;
 - c. The configuration and character of the doors opening towards the werf is to be carefully considered;
 - d. The external walkway to be on grade.
3. Retention of mature oak trees as far as possible.
4. Refer to site inspection report for further comments.

AM

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed Additions and Alterations on Erf 8138, 17 Middel Street, Wupperthal: MA
HM/ WEST COAST/ CEDERBERG/ WUPPERTHAL/ ERF 8138**

Case No: N/A

FURTHER REQUIREMENTS:

1. The central core of the historical building is to remain thatched with extensions added as lean-to structures, meaning the kitchen is to be a 'flat' (low pitch) lean-to roof and not a pitched roof and gable;
2. The proportion of new windows should match those existing i.e. double windows of correct proportions in lieu of one wide window;
3. Consideration should be given to incorporate open pergolas in lieu of sheeted roofs on patios;
4. The type of roof to the rear bedrooms is to remain as a lean-to roof;

5. Raising of wall plates is accepted to a maximum of 3 brick courses; and
6. The recommended guidelines for Wupperthal should be implemented where applicable.

MS

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 Refer to confidential minutes

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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