

**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, 13 May 2021 via
Microsoft Teams**



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 on Erf 27629,22 Collingwood Road Observatory: MA
HM/CAPE METROPOLITAN/OBSERVATORY/ERF 27629**

Case No: 21011108KB0407E

RECORD OF DECISION:

1. The Committee concurs with the applicant heritage consultant that the existing factory building on the site has insufficient significance to warrant retention.
2. The Committee supports the heritage indicators and the manner in which the proposals have responded to them taking into account surrounding development densities and the site's strategic position at the interface between residential and industrial realms.

The Committee consequently approves the application as not substantially impacting heritage significance.

KB

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

**13.1 Proposed Additions and Alterations on Erf 56039, 6 Paradise View Claremont: MA
HM/CAPE METROPOLITAN/CLAREMONT/ERF 56039**

Case No: 20121003KB0324E

FURTHER REQUIREMENTS:

The Committee notes that there are inconsistencies between the heights of the new extension as indicated in the elevation and rendered 3D photomontage. This needs to be clarified to provide an accurate representation of the impact of this extension on the Manor House.

The Committee therefore requires revised elevations and/or photomontages (as the case may be) to clarify the matter. The Committee would also like to see at least one more photomontage that is consistent with the view provided in p2 of the heritage consultant's April 2021 supplementary report. Further ground level montages from within the forecourt and from Paradise View would be encouraged.

KB

13.2 Proposed Alterations and Additions, Erf 27957, 5 Franklin Street, Observatory: MA HM/CAPE TOWN METROPOLITAN/OBERVATOR/ERF 27957

Case No: 20102209ND1029E

RECORD OF DECISION:

The Committee resolved to approve the revised application as indicated on drawings numbered 2005 04.1-A-1 , 2005 04.1-A-2 , 20005 04. 1-A-3 dated 5 November 2020 prepared by TwoFiveFive Architects as not impacting negatively on heritage resources.

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 Unauthorized work on Erf 2342, 155 Main Street, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ ERF 2342

Case No: N/A

RECORD OF DECISION:

The Committee resolved that the owner of the property situated at Erf 2342, 155 Main Street, Paarl be issued with a compulsory repair order in terms of S 45(1)(b) of the NHRA requiring the damaged wall to be repaired within 30 days of the date of notification. These repairs are to be conducted using only compatible materials that must include traditional lime mortars and renders. This work is to be monitored by an architect with appropriate heritage experience who must submit a closeout report on the work within 30 days of practical completion.

The owner's attention is also drawn to S 45(2) subject to subsection (3).

Upon failure of the owner to comply with the terms of an order under subsection (1) within the specified time, the authority which served the order (HWC in this instance) may itself take such steps as may be necessary for the repair or maintenance thereof and recover the costs from the owner.

KB

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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