

**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 Tuesday, 14 December 2021 via  
Microsoft Teams**



**MATTERS DISCUSSED**

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

**11.1 Proposed Additions and Alterations on Boschendal Cellar building, Off R310, Dwars River Valley  
Farm 10, 167 Stellenbosch: NM  
HM/CAPE WINELANDS/ STELLENBOSCH / BOSCHENDAL / PORTION 10 OF FARM 167**

**Case No:** 21090305SB1020E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Wednesday, 12 January 2022 at 11:00 (WP, GJ, SJ, DB and HvdM). The applicant and I&APs to be included but no discussion will be entertained.

**SB**

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

**12.1 Proposed Total Demolition, Erf 12, 231 Main Road, Three Anchor Bay: NM  
HM/CAPE METROPOLITAN/ THREE ANCHOR BAY/ERF 231**

**Case No:** 21101205KB0510E

**RECORD OF DECISION:**

The Committee resolved not to approve the demolition application

**KB**

**12.2 Proposed Total Demolition of Erven 117431 & 153536, 24A & 26 Main Road, Rondebosch: MA  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERVEN 117431 & 153536**

**Case No:** 21021903SM0223E

**RECORD OF DECISION:**

The Committee resolved not to approve the total demolition application.

**TZ**

**12.3 Proposed Total Demolition, Erf 741, 20 Akademie Street, Franschhoek: MA  
HM/CAPE WINELANDS/FRANSCHHOEK/ERF 741**

**Case No:** 20082402SM0825E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing SK001; SK002; SK003; SK004; SK005 Rev 3 and SK004 Rev 4 dated 12 May 2020 by Kruger Theron Architects read with figures 46 to 50 in the amended heritage report dated July 2021 prepared by Christine Havenga and Association on the understanding that while the Committee has no objections in principle to the use of aluminium doors and windows it acknowledges that the nature of finishes used can affect the impact of the proposal as a whole. Consequently, the Committee will leave the final choice of the door and window material to the local authority to endorse or not, as a condition of departure from the relevant zoning requirement.

**KB**

**12.4 Proposed Total Demolition on Erf 65663, 4 Ritchie Avenue, Kenilworth: NM  
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ RE ERF 65663**

**Case No:** 21061808AM0818E

**FURTHER REQUIREMENTS:**

The Committee is of the opinion that the public engagement process does not yet fully meet HWC minimum requirements. This matter is therefore held over until these requirements have been met to HWC's satisfaction.

**AM**

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

**13.1 Proposed Additions and Alterations Erf151025, Fishermen's Flats, Harbour Road, Kalk Bay: MA  
HM/CAPE TOWN METROPOLITAN/ KALK BAY/ERF 151025**

**Case No:** 21092306KB0927E

**FURTHER REQUIREMENTS:**

The Committee cannot condone unauthorised work. Furthermore, the Committee has concerns regarding the negative precedent set by the rear extension particularly given its permanent construction. The Committee therefore cannot consider this matter further until comment has been received from:

1. The CoCT (with regard to heritage, services, possible servitudes, health and safety, and any other relevant regulatory factors), and if at all possible, informed by
2. Input from the body corporate with particular regard to future external alterations to the envelope of the complex. The latter would include the extent to which such additions could be made. This input must be applicable across the entire complex.

The Committee will only be able to consider this matter further once the above-mentioned information has been submitted.

**KB**

**13.2 Proposed Alterations and Additions, Erf 94858, 24 Faure Street, Gardens: MA  
HM/CAPE METROPOLITAN/ GARDENS/ERF 94858**

**Case No:** 21071414CN1028E

**RECORD OF DECISION:**

The Committee resolved to approve Option 1 as indicated on drawing D13-dc-100 dated 06/12/2021 by Stephen Dugmore from SDKS Architects as having met previous requirements.

**CN**

**13.3 Proposed Alterations and Additions on Erf 4017, 8 Vredenburg Lane, Cape Town: MA  
HM/ CAPE METROPOLITAN/ CAPE TOWN CBD/ ERF 4017**

**Case No:** 21100502MS1021E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings 04.1-A-11, 04.1-A-12, 04.1-A-13, 04.1-A-14, 04.1-A-15, 04.1-A-16 dated 29 November 2021 by Two Five Five Architects as having met previous requirements, but on condition that the interface between the old ground level fabric and new masonry infill fabric is physically compatible with the old fabric. This will require the use of traditional lime mortars and renders with the new masonry fabric.

**MS**

**13.4 Proposed Additions and Alterations on Erf 4461 Corner Plein and Kleinschmidt Street, Paarl: MA  
HM/CAPE WINELANDS/ DRAENSTEIN/ PAARL/ ERF4461**

**Case No:** 21030904AM0922E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered 062-09/19, Drawing 2 REV 2 dated "December 2020" by VS Tech Architectural Drafting as having met previous requirements.

**AM**

**13.5 Proposed Additions and Alterations, Erf 32001, Nieuwe Street, Prince Albert: MA  
HM/PRINCE ALBERT/ERF 32001**

**Case No:** 21083107KB0913E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing 2021/PERES/CS/colour Rev 01 dated 17 November 2021 by Sylvie Vantillard Architect as having met previous requirements but on condition that traditional lime mortars and renders are used for all new masonry work as previously indicated.

The Committee strongly recommends that the work be monitored by a suitably qualified and experienced heritage architect.

**KB**

**13.6 Proposed Additions and Alterations on Erf 12235, 312 Main Road, Eastcliff, Hermanus: MA  
HM/ OVERSTRAND/ HERMANUS/ ERF 12235**

**Case No:** 21060304MS0906E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings 0319 1.0Revision F, 319 1.1 Revision F, 0319 1.2 Revision, 0319 1.3 Revision F, 0319 2.0, Revision F, 0319 2.1 Revision F, 0319 3.0 Revision F dated 10 November 2021 by Finlayson Van Der Merwe Architect as having met previous requirements.

**MS**

**13.7 Proposed Additions and Alterations on Erf 26528, 2 Milner Road, Observatory: NM  
HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 26528**

**Case No:** 20070104TZ

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered LUM-100; LUM-101; LUM-102; LUM-104; LUM-103 and LUM-105 Revision 4 dated 28 October 2021 prepared by Fusion Architecture as having met previous requirements.

This decision is made on the understanding that all historic period elements of the buildings are to be retained and protected. Alterations to these features (e.g. joinery, fire places, ceilings) will require another application to HWC.

**TZ**

**13.8 Proposed additions and alterations on Erf 646, 25 Torbay Road, Green Point: NM  
HM/GREEN POINT/ERF 646**

**Case No:** 21062903KB0629E

**FURTHER REQUIREMENTS:**

The Committee supports the recommendations prepared by Claire Abrahamse in the heritage report dated November 2021 but with the additional provision that the ceiling in the entrance passage leading to the arch way be raised to expose the full arch at least from the approach side. Revised drawings to be submitted clearly differentiating between what is existing unauthorised work and what is proposed in line with the aforementioned recommendations.

**KB**

**13.9 Proposed Additions and Alterations on Erf 7642, 16 Ivy Road, Observatory: NM  
HM/ CAPE TOWN METROPOLITAN / OBSERVATORY/ ERF 7642**

**Case No:** 21091008MS0915E

**FURTHER REQUIREMENTS:**

The Committee cannot endorse illegal work. However, the Committee will consider not recommending that charges be laid on condition that the boundary wall be reconfigured to enable at least a third of its overall 1.8m height to be visually permeable e.g. in the form of railings. Revised proposals to be submitted for consideration by HOMs.

**TZ**

**13.10 Proposed Additions and Alterations on Erf 2421, 150 Baron van Reede Street, Oudtshoorn:  
NM  
HM/OVERBERG/OUDTSHOORN/ERF 2421**

**Case No:** 21102510KB1026E

**FURTHER REQUIREMENTS:**

This submission contains insufficient information for the Committee to apply its mind properly. The assistance of a practitioner with experience in architectural heritage is strongly recommended with particular attention to establishing the heritage significance of the house, the extent to which the unauthorised work has impacted that significance and recommendations regarding mitigation if/where necessary. A revised submission addressing these issues to be submitted to this Committee.

**TZ**

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

**14.1 Proposed Alterations and additions on Erf 2166, King Street, Stanford: MA  
HM/ OVERSTARND/ STANDFORD/ ERF 2166**

**Case No:** 21082512MS1103E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings HG2021-2166-01to HG2021-2166-12, Revision 1 dated 3 November 2021 by Raymond Smith as having met previous requirements. The Committee is pleased that this submission is the result of positive engagement between the architect and local heritage body.

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

**COMMENT:**

The Committee to prepare a joint site inspection report which will include commentary on the final draft of the Rhodes Cottage CMP.

**WD**

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

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