

**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, 27 July 2022 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 20746, 166-170 Main Street, Paarl: NM  
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 20746**

**Case No:** 22062704CH0630E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on 2 August 2022 at 14:30 (HvdM, DB and WP).

**CH**

**12.2 Proposed Total Demolition on Erf 710-RE, 3 Leicester Grove, Green Point: NM  
HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ ERF 710-RE**

**Case No:** 22062307RG0628E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection once access has been arranged (HvdM, DB and WP).

Further information is required in terms of the heritage significance of the structure proposed for demolition and its context.

**RG**

**12.3 Proposed Total Demolition on Erf 55193, 24 Bishoplea Road, Claremont: NM  
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF55193**

**Case No:** 22070704KB0708E

**FURTHER REQUIREMENTS:**

1. The proposed demolition of the existing structure can be supported provided that a replacement structure be approved by HWC.

2. A proposal for a replacement was tabled as well as heritage indicators which made a strong argument for an urban intervention that would make a positive connection with a townscape.
3. Concerns were raised about the proposed replacement structure in terms of overall height, footprint, resolution of balcony details (recess balcony vs lighter veranda structures), integration of the proposed fourth floor roofscape with the lower part of the proposed structure.

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

**13.1 Proposed Additions and Alterations on Erf 875, 11 Piet Retief Street, Stellenbosch: MA HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 875**

**Case No:** 22012801CH0225E

**FURTHER REQUIREMENTS:**

1. The drawings to correctly reflect the existing structure and all new work correctly indicated.
2. The windows should extend to under the eaves and read as planes, not as punctured and be of steel of proportions to match existing.
3. The garage doors to be maintained as part of heritage.
4. The roof to be aligned in the same direction as the main house roof as proposed by SIG and DOCOMOMO.

**CH**

**13.2 Proposed Additions and Alterations on Erf 2203, 14 Sidmouth Avenue, Oranjezicht: NM HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 2203**

**Case No:** 22060804MS0707E

**RECORD OF DECISION:**

The Committee resolved to approve the application as not negatively impacting on heritage significance, provided that following conditions are addressed:

1. That the garage profile be lowered.
2. The horizontality of the historical building be respected.

Revised drawings to be submitted to HWC for permitting.

**MS**

**13.3 Proposed Additions and Alterations on Erf 27353, 38 Cranko Road, Observatory: NM  
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERF 27353**

**Case No:** 22061325RG0705E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered DNH - ERF 27353 -SK21.01 dated 9 November 2021 prepared by Kirsten Burgess Architects, as not negatively impacting heritage significance.

**RG**

**13.4 Proposed Restorations on Erf 5943, 8 Thomas Street, Simons Town: NM  
MH/CAPE TOWN METROPOLITAN/SIMONS TOWN/ERF 5943**

**Case No:** 19051708AS0517E

**FURTHER REQUIREMENTS:**

1. The Committee further requires a defined scope of works and an appropriate methodology to be presented. Proposed minor repairs to be presented in the light of overall restoration of the historic structure.
2. The Committee requires that the above information be prepared by an architect with the requisite heritage experience in working with structures of this significance.
3. The Committee resolved to undertake a site inspection upon receipt of this information.

**TZ**

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

**14.1 Proposed New Residential Dwelling on Erf 419, 40 Longmarket Street, Stanford: NM  
HM/ OVERBERG/ OVERSTRAND/ STANFORD/ ERF 419**

**Case No:** 22042807CH

**FURTHER REQUIREMENTS:**

1. Scale and articulation of the garage to be of lesser order architecturally and to be distinct from the house.
2. Inconsistency of fenestration to be addressed.
3. The solid boundary wall on the south corner is not supported. A softer screening element e.g. timber fencing and planting would be supported.

**CH**

**14.2 Proposed Additions and Alterations on Erf 1064, 11 Caledon Street, Stanford: NM HM/OVERSTRAND/STANFORD/ERF 1064**

**Case No:** 22042914TZ

**RECORD OF DECISION:**

The Committee resolved to approve the application as not negatively impacting heritage significance with the following condition:

1. That the solid part of the boundary wall be no more than 1.2m as measured from the street side and that the total height be no more than 1.8m from the street side.

Revised drawings to be submitted to HWC for permitting.

**TZ**

**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 Painting and Maintenance at Erf 13162, 92 Main Road, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 13162**

**Case No:** 22052416SJ0530E

**RECOMMENDATIONS:**

1. Methods of repair to the historic structure to be completed with compatible materials being lime mortars and renders, breathable paints and fibre reinforcing where required.
2. A technical specification prepared by a suitably qualified contractor to be submitted to HWC in order for a S.27 permit to be issued.
3. A further S.27 permit to be applied for in future when planning repairs and maintenance including work to doors and windows.

**SJh**

**20 OTHER MATTERS**

**20.1 Portion 14 Farm Kleinfontein 503, Hessequa Conservation Management Plan, Puntjie: MA HM/PUNTJIE/PTN 14 FARM KLEINFONTEIN**

**Case No:** N/A

**HELD OVER:**

The matter is being held over to a next BELCom meeting to be held on 11 August 2022.

**JW**

**20.2 Proposed Redevelopment of Erf 13355, 230 Victoria Street, Woodstock: MA HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 13355**

**Case No:** 21012606TZ0128E

**ENDORSEMENT OF TRIBUNAL DECISION:**

The Committee agrees that the appearance of the revised development as reflected in drawings numbered 00\_801, 20\_801, 20\_802, 20\_803, 20\_804, 20\_805, 20\_806, 20\_807, 20\_808, 20\_809, 20\_8010, 21\_801, 21\_802, 21\_803, 22\_801 and 22\_802 of Rev 07 is generally in accordance with the drawings date stamped 20 May 2021 and that the new drawings be stamped accordingly.

**TZ**

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

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