

**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, 28 April 2021 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Relocation of Signal gun, Erf 1 Paarl Mountain Nature Reserve, Paarl: NM
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ ERF 1**

Case No: 21041510SB0412E

RECORD OF DECISION:

The Committee resolved to approve the application for the relocation of the signal canon as indicated in the heritage statement dated 15 August 2020 and on the drawing number 1, dated August 2018 for the reasons provided in the motivation.

The Committee suggests that the applicant consider a more durable timber than Oregon pine for the canon sled given its exposure to the weather and pine's susceptibility to rapid deterioration in such instances. That, and the weight of the cannon calls for a more durable timber such as jarrah from recycled railway sleepers.

SB

**11.2 Compulsory Repair Order on Erf 3422,4A Main Road, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 3422**

Case No: N/A

HELD OVER:

This item is held over to 13 May 2021.

KB

**11.3 Minor Works Permit Application for Phase 2: Erf 90530 and 90531, Leinster Hall at 7
Weltevreden St, Gardens, Cape Town: NM
HM/CAPE TOWN/ERF 90530**

Case No: N/A

RECORD OF DECISION:

The Committee resolved to approve the application phase II dated 7 April 2021 as not substantially impacting heritage significance given that most of the affected elements comprise recent replacement material. This is conditional on a monitoring brief being exercised by an architect/s with appropriate heritage experience with a closeout report and final drawings submitted to HWC within 60 days of practical completion.

XM

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

**12.1 Proposed Total Demolition on Erf 27629,22 Collingwood Road, Observatory: NM
HM/CAPE METROPOLITAN/OBSERVATORY/ERF 27629**

Case No: 21011108KB0407E

HELD OVER:

This item is held over to 13 May 2021 to ensure that the applicant and I&AP's are timeously notified.

KB

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

**13.1 Proposed Additions and Alterations, Erven 439, 440 & 442, 47 & 49 Napier Street & 13 Jarvis
Street, The Village Lodge, De Waterkant: MA
HM/CAPE TOWN METROPOLITAN/ DE WATERKANT/ ERVEN 439, 440 & 442**

Case No: 19080507LB0807E

FURTHER REQUIREMENTS:

1. The Committee supports the findings and recommendations of the Committee's site inspection report conducted on the 31 March 2021.
2. The Committee thereby notes that revised proposals informed by a comprehensive analysis of the surrounds that includes elevational studies of the Napier Street and Jarvis Street frontages of the subject block are still required in order to address the concerns expressed in the above inspection report.
3. The revised proposals and supporting documentation are to be submitted to HWC for tabling at the BELCom meeting of 30 June 2021.

SB

**13.2 Proposed Additions and Alterations, Erf 1187, 371 & 373 Main Street, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/ PAARL/ERF 1187**

Case No: 20081708ND1119E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 1540, dated 02-2021 as having met previous requirements but with the following conditions:

1. That a heritage professional with appropriate architectural experience conduct a monitoring brief during the building contract. This heritage professional is to submit as-built plans including a record of the above alterations together with a closeout report to HWC within 60 days of practical completion.
2. Where walls are to be removed: wall nibs of at least 350 mm wide be retained and wall bases made good to retain the memory of those walls: all as per the guidance of the above heritage professional.
3. That the historical period doors to be removed are relocated in the building under the guidance of this heritage professional.

XM

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

Case No: 20121003KB0324E

HELD OVER:

This item is held over to 13 May 2021 to ensure that applicants and I&AP's are timeously notified.

KB

**13.4 Proposed Alterations on Erf 2969, St Monica Home, 38 Lion Street, Bo Kaap: MA
HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 2969**

Case No: 20110407KB0407E

RECORD OF DECISION:

The Committee resolved to approve the application (which involves predominantly internal alterations) as not negatively impacting heritage significance on condition that:

1. The project include an interpretive display covering the history of St Monicas Home as an important maternity and training facility in Cape Town. The Committee recommends that this be informed by a previous HIA by Vidememoria Heritage Consultants, as well as research done by the local community through the Bo-Kaap Civic Association.

KB

**13.5 Proposed Additions and Alterations, Erf 386, 273 Longmarket Street, Bo-Kaap: NM
HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 386**

Case No: 21010404ND0119E

RECORD OF DECISION:

The Committee cannot condone illegal work. However, given that the illegal deviations as submitted have not negatively impacted heritage significance, the Committee recommends that charges not be laid for this unauthorised work.

KB

**13.6 Proposed Additions and Alterations on Erf 7574,11 Outspan Road, Fishhoek: MA
HM/CAPE METROPOLITAN/FISH HOEK/ERF 7573**

Case No: 20112903KB1130E

RECORD OF DECISION:

The Committee resolve to approve the revised proposals as indicated on drawings numbered MS1.1.20 Rev 1 dated March 2021 as having met previous requirements.

KB

13.7 Proposed Additions and Alterations, Erf 714, 3 Milner Road, Sea Point: MA HM/SEA POINT/ERF 714

Case No: 20102304ND1028E

FURTHER REQUIREMENTS:

The Committee regards the revised proposals as being an improvement in terms of the pergola setback and revised vertical gate and boundary railings. The Committee will support the revised proposals on condition that the garage roof balustrade is amended to be consistent with the revised boundary wall railings and that corner pillars be introduced to frame the new garage roof balustrade.

Revised proposals to be submitted to HWC for approval.

XM

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 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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