

**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, 29 September 2021
via Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations on Erf 4140, CL Marais Library, Crozier Street, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSCH/ERF 4140**

Case No: 21040627MS052E

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements with two members dissenting (being in favour of further exploration of a metal enclosure informed by the historic wrought iron gate). The Committee requires that an architect with suitable heritage experience monitors the project and submits a closeout report.

MS

**11.2 Proposed Additions and Alterations on Erf 2108, 2109, 6176, 18-24 Crozier Street, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSCH/ERF 2108,2109,6176**

Case No: 21040628MS0520E

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements, with one condition that the gap between glass panels be increased. The Committee also requires that an architect with suitable heritage experience monitors the project and submits a closeout report.

MS

**11.3 Proposed Additions and Alterations on ERF 110892, Constantia, Steenberg Farm, Tokai: NM
HM/CAPE TOWN METROPOLITAN/TOKAI/ERF 110892 (Agenda item 13.7 moved to item 11.3)**

Case No: 21071507KB0715E

FURTHER REQUIREMENTS:

The Committee expressed a number of concerns regarding the application to subdivide the Steenberg Farm whereby the historic buildings would become a separate site that would also require redefining of the PHS boundary, specifically:

1. HWC legal advisor to establish whether S.38 would be triggered?

2. The Committee requires clarification from the HWC legal advisor regarding the wider implications of the proposed subdivision and its potential impact on heritage resources.

KB

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

**12.1 Proposed Total Demolition on Erf 50290, 15 Colinton Road, Newlands: NM
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 50290**

Case No: 21083101MS0903E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

MS

**12.2 Proposed Total Demolition Erf 11204, 40 Frere Street, Woodstock: NM
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERF 11204 (Agenda item 13.11 moved to
item 12.2)**

Case No: 21071507KB0715E

RECORD OF DECISION:

The Committee resolved to approve the application as not having sufficient heritage significance to warrant retention.

KB

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

**13.1 Proposed Additions and Alterations on Erf 600, 72 and 74 Bosch Street, Paarl: MA
HM/CAPE WINELANDS/ PAARL/ERF 600**

Case No: 19102932KB0820E

RECORD OF DECISION:

The Committee resolved to approve the application subject to the following condition:

1. That a minimum distance of 1.8m open space be retained between the historic building and any new development.
2. That any structure connecting historic building and new development be visually permeably and lightweight.
3. The above revised drawings are to be approved by Drakenstein Municipality heritage section.

RECOMMENDATION:

The Committee recommends that the overall height of the new development be reconsidered.

KB

**13.2 Proposed Additions and Alterations on Erf 41855, 129 Main Road, Paarl: MA
HM/PAARL/ERF 797**

Case No: 21071507KB0715E

RECORD OF DECISION:

The Committee resolved to approve the application subject to the following conditions:

1. That the proposed period style doors include glazed top panels and a glazed openable fanlight.
2. That exterior joinery be painted.
3. That where interior walls are proposed to be demolished that stubs and walls over be retained to ensure a memory of the historic compartmentalised layout, as well as compliance with the national building regulations.

KB

**13.3 Proposed Additions and Alterations on Erf 3480, 35 Bosman Street, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSCH/ERF 3480**

Case No: 20071408ND0716E

RECORD OF DECISION:

The Committee resolved to refuse the application as not responding to the previous request for further requirements as per Approved Belcom Minutes dated 27 January 2021, item 13.1.

XM

**13.4 Proposed Additions and Alterations on Erf 12563, 26 Coronation Road Walmer Estate: MA
HM/ CAPE TOWN METROPOLITAN/ WALMER ESTATE/ ERF 12563**

Case No: 21081111MS0816E

RECORD OF DECISION:

The Committee, with two members dissenting, resolved not to approve the application in its current form.

MS

**13.5 Proposed Additions and Alterations on ERF 44736, 18 Firth Road, Rondebosch: NM
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 44736**

Case No: 21060805KB0830E

HELD OVER:

The matter to be held over pending submission of the drawings.

KB

**13.6 Proposed Additions and Alterations on Erf 47721, 4 Lea Road, Rondebosch: NM
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ ERF 47721**

Case No: 21071501XM0813E

FURTHER REQUIREMENTS:

The Committee supports in principle the covered veranda, however, has concerns regarding the refinement of detailing.

1. The proposed new roof be reconsidered in terms of form and detailed junction with the existing structure and oversailing eaves should be considered.
2. All elevations to be provided.

XM

**13.7 Proposed Additions and Alterations on Erf 58147, 13 Stanley Road Claremont: NM
HM/ CAPE TOWN METROPOLITAN / CLAREMONT/ ERF 58147**

Case No: 21081202MS0813E

RECORD OF DECISION:

The Committee resolved to approve the application as not impacting on heritage resources.

MS

**13.8 Proposed Additions and Alterations on RE 4486, Erf 7669, Somerset Lodge, Somerset West:
NM
HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/RE 4486 ERF 7669**

Case No: 21071508KB0716E

FURTHER REQUIREMENTS:

The Committee requests detailed and accurate information regarding the interventions to the historic house which is to be submitted to HWC. All elements to be demolished to be shown on plans, sections and elevations.

KB

**13.9 Proposed Additions and Alterations on Erf 848, Bay View Avenue, Tamboerskloof: NM
HM/CAPE TOWN METROPOLITAN TAMBOERSKLOOF/ERF 848**

Case No: 2107405KB0717E

RECORD OF DECISION:

The Committee resolved to approve the application as not impacting on any heritage resources.

KB

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 Proposed Parliament Security Access Points at Roeland and Belvedere Entrances, Cape Town, CBD: NM
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ PARLIAMENT PRESCIENT**

Case No: N/A

Dealt under item 7.1.

WD

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.