

**Adopted Resolutions and Decisions of the Meeting of Heritage Western
Cape
Built Environment and Landscape Permit Committee (BELCom)**



**Commenced at 09:00 and held on Thursday, 7 July 2022 at the Department of
Cultural Affairs and Sport, 1st Floor Boardroom, Protea Assurance Building,
Green Market Square, Cape Town**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Alterations and Additions at Rem of Ptn 12 Farm 653, 1 Vergenoegd Road, Faure,
Stellenbosch Wine Route, Somerset West: MA
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / REM of PTN 12 FARM 653**

Case No: 22042206MS0422E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on detailed Plan; South Elevations; East Elevations; West Elevations; North Elevation; Plan showing existing doors & windows; Timber doors and windows summary spreadsheet", dated June 2022 prepared by Urban Concepts (Pty) Ltd as not negatively impacting heritage significance but on the understanding that the heritage architect involved in previous works on the property will continue to be engaged and that he will submit a closeout report on the works within 30 days of practical completion unless this heritage practitioner deems it necessary to alert HWC to potential problems prior to this.

SJh

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

**12.1 Proposed Total Demolition on Erven 140281 and 140282, 15 & 17 Lytton Street, Observatory:
NM
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERVEN 140281 AND 140282**

Case No: 22052412RG0525E

FURTHER REQUIREMENTS:

The Committee has no objection in principle to the demolition of the buildings. However, the Committee is of the opinion that the roof should be articulated in a manner that repeats the veranda roof detail and possibly a similar form of the rear. This will in able the massing of the main gable end to be reduced.

The Committee further requires that the continuity of the street boundary be retained by either retaining the existing boundary wall or replacing with a suitably must and scaled equivalent.

RG

**12.2 Proposed Total Demolition at Erf 452, 30 Main Road, Hermanus: NM
HM / OVERBERG / OVERSTRAND / HERMANUS / ERF 452**

Case No: 22040410SJ0405E

FURTHER REQUIREMENTS:

The Committee has no objection to the proposed demolition. However, before a demolition permit can be issued, the Committee requires clarity regarding the replacement development and the heritage indicators including graphic indicators relating to the surrounding townscape streetscapes informing that proposal.

SJh

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

**13.1 Proposed Additions and Alterations on Farm 485, Le Chant Wine Estate, Eikenhof Polkadraai
Road: MA
HM/ CAPE WINELANDS/ DRAKENSTEIN/ EIKENHOF/ LE CHANT WINE ESTATE/ FARM 485**

Case No: 22032912AM0405E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 101, 1100, 1201, 1301 & 1701, dated June 2022 and prepared by Malherbe Rust Architects as not negatively impacting heritage significance but that the heritage architect involved will submit a closeout report on the works within 30 days of practical completion unless this heritage architect deems it necessary to alert HWC to potential problems prior to this.

AM

**13.2 Proposed Additions and Alterations on Erf 116120, 369 Burg Street, Cape Town City Centre:
MA
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 116120**

Case No: 21111204CN1118E

RECORD OF DECISION:

The Committee resolved to refuse this application as having a negative impact on a building of highest local significance facing onto a Provincial Heritage Site.

The Committee notes that the application appears to have significance in accuracies.

CN

**13.3 Proposed Additions and Alterations on Erf 114940, 6 Lulworth Road, Rondebosch: MA
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ERF 114940**

Case No: 22051607MS0519E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered ALLIE-2107-01 Rev B dated 16 May 2022 and prepared by Sudhier Magan Architects as not negatively impacting heritage significance-but with one-member dissenting.

MS

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

Case No: 22051904MS0530E

RECORD OF DECISION:

The Committee resolved to refuse the application as indicated on drawings numbered SD-3462-M101, SD-3462-M102, SD-3462-M302, SD-3462-M304 dated 10 January 2022 and prepared by S Design Architects as having a negative impact on heritage significance. The new proposal completely subsumes the integrity of the historical building.

The Committee notes that the application does not provide sufficient information regarding the character of the streetscape.

MS

**13.5 Proposed Additions and Alterations on Erf 3671, 33 Belmont Avenue, Oranjezicht: NM
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 3671**

Case No: 22051916MS0531E

FURTHER REQUIREMENTS:

The Committee has no objection to the proposed internal alterations but will not approved a replacement of the existing timber fenestration with aluminium windows and doors as it believes that this will have a negative impact on the buildings heritage significance and because it believes that alternatives for achieving adequately improved insolation have not yet been fully explored.

MS

**13.6 Proposed Additions and Alterations on Erf 0000743, 13 Cheviot Place, Green Point: MA
HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF0000743**

Case No: 22030706CM0523E

HELD OVER:

The matter held over and will be tabled at the next BELCom meeting to be held on 27 July 2022.

MS

**13.7 Proposed Additions and Alterations at Erf RE-14185, 79A Chamberlain Street, Woodstock: NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF RE-14185**

Case No: 22052509SJ0601E

FURTHER REQUIREMENTS:

The Committee has no objections to the proposals as indicated on drawings numbered LA 001 Rev C3, LA 101 Rev C3, LA 201 Rev C3, dated 09.04.2021, 31.07.2021, 08.03.2021 and prepared by Le Sueur Design Detail in association with Vibrant Design Works as not negatively impacting heritage significance on condition that the existing chimney flue is retained and consolidated. Revised drawings to be submitted to HOMS.

SJh

**13.8 Proposed Additions and Alterations on Erf 28748, 22 Rose Street, Paarl: MA (move to 13)
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28748**

Case No: 22021802TZ

FURTHER REQUIREMENTS:

The Committee notes that there are various aspects of this application that are not clear. This includes:

1. The historical or other bases underpinning the current design proposals.
2. Clarity regarding the extent of the unauthorised work and the identification of proposed work.
3. The status of the building fabric as it impacts the heritage significance of the building.
4. Confirmation from the structural engineer as to stability of the work already undertaken.

The Committee requires that a heritage architect to the approval of HWC be engaged to prepare an independent report on the status of the building informed by a clearer understanding of its historical and physical morphology and to advise on how heritage significance can be recovered.

TZ

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Wupperthal: MA
HM/ WEST COAST/ CEDERBERG/ WUPPERTHAL**

Case No: N/A

See final Wupperthal report.

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.

SJh