

**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 Thursday, 9 June 2022 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal Josaphat,
Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576 PORTION 9**

Case No: 22032911SB0405E

COMMENT:

Two BELCom members (HvdM and SJ) will attend the following IACom meeting to be held on 15 June 2022 when this matter will be taken further.

SBD

**11.2 Proposed Maintenance and Restoration of Erf 13665, Somerset Street, Worcester: MA
HM/CAPE WINELANDS/WORCESTER/ERF 13665**

Case No: 18120618HB0227E

FURTHER REQUIREMENTS:

1. Captioned images illustrating the work both before and after are to be included for record purposes.
2. Further information regarding the “new compatible plaster” and “special reinforcement” used including where necessary, images, brands and exact specifications.

The Committee notes the contents of this closeout report including the heritage consultants concerns regarding the inexperience of the contractor for heritage work of this nature. This is a matter that will be addressed further by HWC.

TZ

**11.3 Proposed Site Inspection on Erf 741, 57 Main Road, Mamre: MA
HM/CAPE TOWN METROPOLITAN/MAMRE/ERF 741**

Case No: N/A

COMMENT AND RECOMMENDATION:

The Committee notes the site inspection report dated 11 May 2022 prepared by the HWC officials. The Committee recommends that this matter be added to the agenda of an urgent meeting between the CEO, members of this Committee and the Moravian Church Head Office.

The Committee further requests an urgent report back from the CEO on the recent meeting with the Moravian Church Head Office regarding Wupperthal.

TZ

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

**12.1 Proposed Total Demolition Erf 215, 34 Stadler Road, Blouberg: NM
HM/CAPE TOWN METROPOLITAN/BLOUERGSTRAND/ERF 215**

Case No: 22031806NK0328E

HELD OVER:

The matter to be held over to the next BELCom meeting to be held on 29 June 2022.

NK

**12.2 Proposed Total Demolition on Erf 55906, 43 Grove Avenue, Claremont: MA
HM/CAPE TOWN METROPOLITAN/CLAREMONT**

Case No: 22050318KB0504E

FURTHER REQUIRMENTS:

Before the Committee is prepared to consider a demolition permit, it requires further information regarding the exploration of alternative uses that would enable the building to be substantially retained. This includes illustrations that demonstrate the exploration of alternatives without negatively impacting the heritage significance of the building.

KB

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

13.1 Proposed Additions and Alterations on Erf 15679, 24 Kingsley Street, Salt River: NM HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 15679

Case No: 22042008CH0512E

FURTHER REQUIREMENTS:

1. The Committee has no objection in principle to the building being raised to double storey. However, given that this will be precedent setting for the terrace, the new roof needs to be reconfigured accordingly, i.e., with pitched roofs falling forward and back similar to existing roof shapes. The vertical extension to be above the existing front wall of the lower level and possibly introducing a veranda structure at the upper level. The veranda at street level to be retained.
2. Revised proposals to be submitted to BELCom.

CH

13.2 Proposed Additions and Alterations on Erf 408, 9 Akademie Street, Franschhoek: MA HM/ CAPE WINELANDS/ FRANSCHHOEK/ ERF 408

Case No: 22050309CH0505E

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing number 004/2.01 dated 2022/04/25 by Jo Anderson Architect as not negatively impacting heritage significance.

CH

13.3 Proposed Additions and Alterations on RE of Erf 7870, Foreshore: NM HM/ CAPE TOWN METROPOLITAN/ FORESHORE / RE of ERF 7870

Case No: 22012803CN0203E

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing M100 and M101, Revision 1, dated 11 March 2022 as compiled by MVP Architects as not negatively impacting heritage significance.

CN

13.4 Proposed Additions and Alterations on Portion 3 of Farm 169, Uitkijk, Stellenbosch: NM HM/ CAPE WINELANDS/ STELLENBOSCH/ PORTION 3 OF FARM 169

Case No: 22042811CH0513E

FURTHER REQUIREMENTS:

1. The Committee requires further exploration of the gasket between the mansard roof and the gable ends.
2. The scale and proportion of the mansard roof lights appear at odds with the heritage building.

CH

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

Case No: 22051607MS0519E

FURTHER REQUIREMENTS:

1. The Committee supports the proposed boundary wall with pillars on condition that the slats including those of the front gate are vertical.
2. The Committee strongly recommends that an alternative solution for the front bathrooms be explored that enables the front porch to be retained and incorporated into the new design.

The Committee has no objections in principle to additional accommodation being provided to either side of the front porch. There are also no objections in principle to symmetrical flat roof lights that are flush with the roof plane to bring additional light into the front rooms.

MS

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.

ADOPTED RESOLUTIONS AND DECISIONS