

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



Scheduled for 09:00 and held on Wednesday, 28 October 2020 via
Microsoft Teams

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Alterations and Additions on Erf 237,56 Church Street, Elim: NM
HM/ELIM/ERF 237**

Case No: 20082606KB0916E

FURTHER REQUIREMENTS:

The Committee is of the opinion that the proposed rear extension can be conceived in a different manner in order to achieve the desired accommodation without affecting the front envelope of the building.

The following should therefore be considered:

1. A stepped section with the proposed extension following the slope of the land.
2. Ensuring accurate ground levels around the building to more precisely and realistically determine proposed floor to ceiling heights.
3. Attaching the rear extension in a manner that minimises the impact on the historic thached portion of the roof.
4. Specifications that include the use of traditional lime mortars and renders in place of Portland cement.

It is strongly recommended that the applicant consider the introduction of an agricultural drain along the front and down the sides of the property to address the current rising damp problem. This likely offers a much better solution than raising ceiling heights.

KB

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

**12.1 Proposed Total Demolition, Erf 118, 23 Peak Drive, Pinelands: NM
HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 118**

Case No: 20090902ND0910E

FURTHER REQUIREMENTS:

The Committee cannot condone unauthorised work. The issue of whether the demolitions were conducted in flagrant disregard of the NHRA and the CoCT's HPO requirements, or not, has yet to be properly established.

The Committee recommends that this matter be properly investigated by HWC's legal advisor who is then to make a recommendation to BELCom on how best to proceed.

ND

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

13.1 Completed Additions and Alterations, Erf 2675, 27 Rugley Road, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 2675

Case No: 19101702SB1029E

HELD OVER:

The Committee cannot consider this item in the absence of the author of the drawings who was asked to be present when the item is tabled. The other further requirements as recorded in the minutes of 17 September 2020 also need to be fully complied with.

The further requirements to be submitted for tabling at BELCom's following meeting scheduled for 12 November 2020.

SB

13.2 Proposed Alterations and Additions on Erf 649, 19 Torbay Road Green Point: MA HM/CAPE METROPOLITAN/GREEN POINT/ERF 649

Case No: 20030309KB0615E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered S2.001-S2.007 dated 1st October 2020. In light of the amended and additional information provided, the Committee is of the opinion that heritage resources will not be negatively impacted.

KB

13.3 Proposed Additions and Alterations, Erven 691, 692, 693, 694, 695, 696 and 697, Winchester Mansions, 22 Beach Road, Sea Point, CT: MA HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ERVEN 691, 692, 693, 694, 695, 696 & 697

Case No: 20081103SM0907E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered: F314, F315 & F316 and dated: 9 December 2019 as meeting previous requirements on condition that the detailing of the proposals be submitted to the CoCT (EHRM) for final approval.

The Committee recommends that the applicant consider accenting the giant order of the pilasters to the arcading.

SM

**13.4 Proposed Alteration and Additions, Erf 2243, 9 Rose Street, Paarl: MA
HM/DRAKENSTEIN MUNICIPALITY/PAARL/ERF 2243**

Case No: 20071304ND0713E

HELD OVER:

The Committee cannot consider this item in the absence of the information that was required. The outstanding information as recorded in the minutes of 29 July 2020 is to be submitted to HWC for consideration no later than BELCom's meeting of 25 November 2020. Should this not be complied with, BELCom will have to consider its legal options including possible recommendation that charges be laid.

The further requirements to be submitted for tabling at BELCom's following meeting scheduled for 25 November 2020.

ND

**13.5 Proposed Additions and Alterations Erf 162895, 32 Kenilworth Road, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 162895**

Case No: 20072906SM0928E

FURTHER REQUIREMENTS:

The Committee notes a lack of information with regards to the following, amongst others:

1. The lack of a roof plan indicating panel layouts.
2. Consideration of the location of the panels relative to due north.
3. Alternative locations considered e.g. back building?
4. Implications of existing tree canopies?
5. The visual and performance properties of the panels chosen: what alternatives were considered to mitigate visual impact?
6. The method of fixing panels to mitigate visual impact?

Given the above, the Committee has insufficient information to consider this submission properly. Further documentation including considerations of alternatives to be submitted.

SM

**13.6 Proposed Alterations and Additions, Erf 1197, 13 Noordwal West Street, Stellenbosch: MA
HM/STELLENBOSCH/ERF 1197**

Case No: 20040702KB0420E

FURTHER REQUIREMENTS:

That the applicant be required i.t.o regulation 4(3)(a) of the Regulations to the National Heritage Resources Act, 1999, (Act 25 of 1999), published on 29 August 2003, PN 298 of 2003 to motivate within 14 days why the permit should not be withdrawn due to non-compliance.

KB

**13.7 Proposed Alterations and Additions, Erf 7669, 20 Main Road, Somerset West: MA
HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 7669**

Case No: 20071401ND0716E

FURTHER REQUIREMENTS:

The Committee cannot comment on the revised proposals until I&APs that previously expressed an interest in the proposals have been given an opportunity to provide input. Given that these parties are already familiar with the site, an eleven (11) day commenting period effective from 28 October 2020 is deemed sufficient. That will enable the proposals to be re-tabled at the following BELCom meeting on 12 November 2020.

ND

**13.8 Proposed Total Demolition, Erf 64402 and 64403, 29 and 31 Kenilworth Road, Kenilworth:
NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 64402 & 64403**

Case No: 20070701ND1006E

FURTHER REQUIREMENTS:

The Committee cannot consider this item until it can be assured that HWC's minimum guidelines for public engagement (**HWC Public Consultation Guidelines: Public Consultation required for Applications made in terms of the National Heritage Resources Act, Act 25 of 1999, (the NHRA) June 2019**) have been met, including the development of the indicators for the design of any replacement .

ND

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 adopted the resolutions and decisions as minuted.