

**APPROVED DECISION OF THE MEETING OF HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 12 September 2016 at the 7th Floor Boardroom, at the
Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00**

9. Administrative Matters

8.1 Outcome of Appeals and Tribunals

There were no new matters to report.

PM

10. Appointments

10.1 None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

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

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

**13.1 Proposed Alteration & Additions to Erf 13536, "Sillery Estate", Sillery Lane, Constantia: MA
HM/CAPE METROPOLITAN/CONSTANTIA/ERF 13536**

Case No: 15111907HB1202E

A Heritage Statement prepared by Claire Abrahamse dated May 2016 and drawings prepared by Michael Dall (drawing no. 2.001 Rev B & 2.002 Rev B) dated November 2014 were tabled.

Ms Heidi Boise made a power-point presentation.

DECISION

The Committee resolved to approve the proposals as having addressed previous concerns. LA Submission Drawing No.

2.001 Rev D dated November 2014

2.002 Rev D dated November 2014

2.003 dated November 2014

HB

**13.2 Proposed Additions to Existing Structure on Erf 82, 11 Blackheath Road, Sea Point: NM
HM/CAPE METROPOLITAN/SEA POINT/ERF 82**

Case No: 16072903HB0810E

Drawings prepared by Moolman Architecture were tabled.

Ms Heidi Boise made a power-point presentation.

DECISION

The Committee noted that the CoCT has graded the building III C and it is located within an HPOZ.

The Committee resolved that the building and its immediate context are not conservation worthy. It therefore resolved to approve the application.

HB

**13.3 Proposed Alteration on Erf 27863 Road, Observatory: NM
HM/CAPE METROPOLITAN/OBSERVATORY/ERF 27431**

Case No: 16070611HB0706M

A Heritage Report prepared by Claire Abrahamse dated June 2016 & drawings prepared by EHH Architects were tabled.

SW recused herself for this item and GJ took over the Chair.

Ms Heidi Boise made a power-point presentation.

DECISION

The Committee noted that the grading of the building is grade III A.

The Committee resolved to approve the revised proposals as indicated on Sketch Plans drawing numbers:

AL 2001 C	dated 16 August 2016
AL 2002 C	dated 16 August 2016
AL 2003 C	dated 16 August 2016
AL 2004 C	dated 31 August 2016
AL 2005 C	dated 16 August 2016
AL 3001	dated 16 August 2016

The Committee has reservations with the current proposals that involve the removal of the southern lift and its machinery. This issue requires particular attention in order to retain as much of this fabric as possible.

The Committee requires the implementation of the work to be monitored by an architect with appropriate heritage experience who must submit a close out report within 30 days of practical completion.

HB

**13.4 Proposed Addition of A Second Storey, Erf 1320, 30 Hofmeyr Street,
Oranjezicht: NM
HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 1320**

Case No: 16080807KR0815E

CoCT comments and drawings A.01.1, A.02.1 & A.03.1 revision date 2016/05/12 were tabled.

Ms Katherine Robinson made a power-point presentation.

DECISION

The Committee resolved to approve the proposals as having addressed previous concerns.

KR

13.5 Proposed Alterations and Additions, Erf 173738, Gordon Street, Gardens: NM HM/ CAPE METROPOLITAN/GARDENS/ERF 173738

Case No: 16072608JW0804E

Mr Jonathan Windvogel made a power-point presentation.

DECISION

The Committee resolved that the grading of the building be grade III B located within a grade III A terrace.

The Committee resolved to approve the proposals as reinstating cultural significance that was impacted on by the illegal work. This approval is conditional on the work being monitored by a suitably qualified architect with heritage experience. Should the work not proceed as proposed the building is to be reinstated to its previous condition prior to the unauthorised work. In such case new plans are to be submitted to HWC.

JW

13.6 Proposed Additions, Remainder of Erf 28009, 34 Falmouth Road, Observatory: NM HM/OBSERVATORY/ERF 28009

Case No: 16070703AS0805E

Revised drawings and comments from the local conservation body were tabled. Mr Andrew September made a power-point presentation.

DECISION

The Committee resolved to approve the revised proposals.

AS

13.7 Proposed Additions and Alterations to Erf 50306, 13 Colinton Road, Newlands: MA HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 50306

Case No: 16062307AS0630E

Report back on the site inspection

DECISION

The Committee decided to grade the building IIC and noted that it is located within a streetscape with a consistency of roof form and scale. It is also located directly opposite the Vineyard Hotel which is a PHS.

The Committee resolved not to approve the proposals as they detract from the overall roofscape of the street. The Committee has no objections to the additions at the rear of the building but does not approve the proposals in their current form. The committee requires a submission of revised proposals for approval by BELCom.

AS

13.8 Proposed Partial Demolition, Additions and Restorations, Erf 177447, The Granary, 11 Buitenkant Street, Cape Town: MA HM/CAPE METROPOLITAN/CAPE TOWN/ ERF 177447

Case No: 15080507HB0812M

PB, MS, GJ and SH reported back on the site inspection

It was noted that a further progress report has been submitted to HWC and will be tabled at the next meeting.

HB

13.9 Proposed New Hostel Addition, Erf 9291, Paarl Girls High School, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 9291

Case No: 16060708KR0617M

Report back on the site inspection

DECISION

The Committee resolved to approve the proposals as having no impact on heritage significance

KR

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 resolution and decisions.

23. CLOSURE 13H00

The meeting adjourned at:

24 DATE OF NEXT MEETING: 28 September 2016

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____