APPROVED DECISIONS OF THE MEETING OF HERITAGE WESTERN CAPE, BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Tuesday, 31 January 2017 at the 1st Floor Boardroom, at the Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 10.00

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Conversion of the Stables and the Slave Quarters into guest suites on the PHS, Ptn 12 Of Farm 1674, La Rhone, Boschendal: NM
HM/CAPE WINELANDS/STELLENBOSCH/PORTION 12 OF Farm 1674

Case No: 16102405KR1130M

COMMENT
The Committee resolved to conduct a site inspection in order to assess the sensitivity of the site.

KR

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

12.1 None

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

13.1 Erf 1226 - 22 Berg Street Wellington - Additions and Alterations: MA
HM/ CAPE WINELANDS/ DRAKENSTIEN/ WELLINGTON/ ERF 1226

Case No: 16120604WD1206E

DECISION
The Committee resolved to approve the proposals subject to the following conditions:

- That the north east (street facing) end elevation of the proposed extension be amended to reflect a veranda typology with corner column and low wall.
- That the street boundary wall be retained as existing and extended to a similar design.

Revised proposals are to be submitted to officials who will determine whether to refer back to Committee or stamp and approve based on the above conditions.

WD

APPROVED

13.2 Erf 177196 - 91 Plein Street, Cape Town CBD
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 177196

Case No: 16112501WD1214E

COMMENT
The Committee resolved to conduct a site inspection to better understand the nature of the significance of the site and the nature of the proposed alterations.

WD

13.3 Erf 644 - 4 South Way Pinelands - Additions and Alterations
HM/ CAPE TOWN METROPOLITAN/ PINELANDS/ ERF 644

Case No: 16113013WD1206E

DECISION
The committee supports HOMS recommendations and agrees with its concerns that the front additions will impact negatively on a fine Cape Revival/ Arts and Crafts architectural example.

With the exception of the car port and pergola, the committee resolved to approve the proposals as not impacting negatively on architectural significance.
The committee requires revised proposals to be submitted to the HWC officials for stamping.

WD

13.4 PROPOSED ALTERATION & ADDITIONS TO ERF 9988, 118 ST GEORGES MALL, CAPE TOWN
HM/ CAPE METROPOLITAN/CAPE TOWN/ ERF 9988

Case No: 16051008HB0511M

COMMENT
The Committee cannot endorse unauthorised work. The committee does not believe that heritage significance has been negatively impacted.

The Committee requests the heritage consultant to submit an interim report on the condition of the 'Broseley' tiles and their potential for re-use before work commences on the roof.
The Committee agreed to lift the stop works order on signature of a heritage agreement which incorporates the heritage consultant's reports and recommendations.

HB

APPROVED

13.5 Proposed Partial Demolition & New Building On Erf 149274, Ptn Erf 148549, "Old Breakwater Jail", 9 Portswood Road, Green Point:MA
HM/CAPE METROPOLITAN/GREEN POINT/ERF 149274, PTN ERF 148549

Case No: 16070802HB0714E

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

HB

13.6 Erf 2932, 54 Rathfelder Road, Constantia Extension of the Outbuilding to Incorporate a New Staff Lounge.
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 2932

Case No: 15106608KR0415E

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

KR

13.7 Proposed Alterations and Additions to Erf 14469, 12 Neethling Street, Stellenbosch.
HM/CAPE WINELANDS/STELLENBOSCH/ERF 14469

Case No: 16111502KR1116E

DECISION
The committee resolved not to approve the proposals as they do not address the committee's previous concerns.

KR

13.8 Addition of a new structure to the back of an existing structure on Erf 90263, 230 Main Road, Kalk Bay
HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 90263

Case No: 16121401KR1213E

DECISION
The Committee resolved not to approve the proposals as they impact negatively on heritage significance. The Committee requires further information including a heritage statement that amongst others identifies significant historic fabric and the nature of the building's spatial context. Input from a suitably qualified heritage consultant with appropriate architectural expertise will be required.

KR

APPROVED

13.9 Proposed Alterations & Additions to Erf 26888, 52 Trill Road, Observatory: NM HM/CAPE METROPOLITAN/OBSERVATORY/ ERF 26888

Case No: 16092104HB1128E

COMMENT
The Committee resolved to conduct a site inspection to better understand the nature of the significance of the site and its context before making a decision. (GJ, PB, MS, MN, EJ and JDW)

HB

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

The meeting adjourned at: 13H15

24 DATE OF NEXT MEETING: 22 February 2017

APPROVED

CHAIRPERSON_____ **DATE**_____

SECRETARY_____ **DATE**_____

APPROVED