APPROVED DECISIONS OF THE MEETING OF HERITAGE WESTERN CAPE, BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom) Held on Wednesday, 14 December 2016 at the 1st Floor Boardroom, at the Offices of the Department of Cultural Affairs and Sport, Protea Assurance Building, Greenmarket Square, Cape Town at 09:00

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Alterations, Additions and New Structures on Farm Hazendal 222, Hazendal, Stellenbosch: MA
HM/STELLENBOSCH/FARM HAASENDAL 222

Case No: 16100502AS1005E

DECISION
The Committee resolved to undertake a site inspection (PB, MS, GJ, JdW, KDS and GW). The site visit will take into account both cases numbered 16100502AS1005E and 16072504AS0810E.

The applicant and I&APs will be invited to attend the site inspection.

AS

11.2 Proposed Additions, Alterations and Landscaping - Re Portion 12 of Vergenoegd Farm No 653 - Somerset West: MA
HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ RE PORTION 12 OF VERGENOEGD FARM NO 653

Case No: 16112213WD1123M

DECISION
The Committee resolved to undertake a site inspection (PB, MS, GJ, JdW, KDS and GW).

The applicant and I&APs will be invited to attend the site inspection.

WD

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

12.1 Proposed Total Demolition; Erf 367, 32 Clarens Road, Fresnaye: NM
HM/ CAPE METROPOLITAN/FRESNAYE/ ERF 367

Case No: 16092004HB1102E

DECISION
The Committee resolved to undertake a site inspection (PB, MS, JdW, KDS and GW).

The applicant and I&APs will be invited to attend the site inspection.

HB

Approved

12.2 Proposed Total Demolition, Erf 1491, 11 Davenport Road, Vredehoek: NM
HM/ CAPE METROPOLITAN/VREDEHOEK/ ERF 1491

Case No: 16101306HB1102E

DECISION
The Committee resolved to undertake a site inspection (PB, MS, JdW, GJ, KDS and GW).

The applicant and I&APs will be invited to attend the site inspection.

HB

12.3 Proposed Total Demolition of the Rectory and Church Hall, Erf 606, 41 Cheviot Place, Green Point: NM
HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 606

Case No: 16072508KR0907E

DECISION
The Committee decided to support the demolition of the rectory and Church Hall as having insufficient heritage significance to warrant retention. This is subject to the approval of revised design proposals. BELCom noted concerns regarding loss of trees, structural stability of the Church building and proximity of the new development and lack of information regarding the future use of the Church building, all of which should be addressed in the revised submission.

The applicant must supply comprehensive up to date photographic records of the Church building as part of the revised submission.

KR

12.4 Proposed Total Demolition and New Proposals for Erf 95029, Weltevreden Street, Gardens: NM
HM/GARDENS/ERF 95029

Case No: 16082912AS1021E

DECISION
The Committee resolved to approve the demolition, subject to submission and approval of the development proposal by BELCom.

AS

12.5 Proposed Total Demolition of 2 buildings on Erf 1061, 12 Main Road, Hout Bay: NM
HM/CAPE TOWN METROPOLITAN/HOUT BAY/ERF 10

Case No: 16100501KR1005E

DECISION
The Committee has no objection to the demolition of the Pakalolo building but does not support the demolition of the Pam Golding building.

The demolition of the former is subject to approval by BELCom of development proposals for the site. Development proposals must take into consideration the built

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and the natural heritage resources of the site, (in particular addressing the scale of the Pam Golding Building in context, and ensuring that the Pam Golding building framed by the milkwood forest retains its historic landmark status.

KR

12.6 Proposed Total Demolition of the Structure on Erf 53187, 45 First Avenue, Harfield Village: NM
HM/CAPE TOWN METROPOLITAN/HARFIELD VILLAGE/ERF 53187

Case No: 16060112KR0607E

The matter will be discussed at the next scheduled meeting.

KR

12.7 Proposed Total Demolition for Erf 1170, 1 Dorp Street, Paarl: NM
HM/PAARL/ERF 1170

Case No: 16102003AS1024E

DECISION
The Committee has no objection to the demolition of the building subject to approval of revised development proposals taking particular account of the relationship to the street and the scale and massing of the new proposed building/s.

AS

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

13.1 Proposed Alterations & Additions, Erf 758, 51 Hoofweg, Pniël: NM
HM/ CAPE WINELANDS / STELLENBOSCH / PNIËL / ERF 758

Case No: 16060807HB0630E

RECOMMENDED DECISION
The Committee recommended that HWC must issue a stop works order, having being notified that unauthorised work has taken place without a permit. The members to the committee not present will be emailed for their input on this recommendation

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HB

13.2 Proposed Additions to Existing Structure Farm 237, 22 Boom Street, Elim: NM
HM/CAPE AUGULUS/BREDASDORP/FARM 237

Case No: 16100416HB1006E

DECISION
The Committee cannot support in general car ports on the historic streetscapes of Elim. This design proposal will negatively impact on streetscape and therefore this application is refused.

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13.3 Unauthorised Work, Erf 26938, 4 Roman Road, Observatory: NM
HM/CAPE METROPOLITAN/OBSERVATORY/ ERF 26938

DECISION
The Committee cannot condone unauthorised work. However, the Committee is of the opinion that heritage significance has not been negatively impacted on.

The applicant needs to submit a formal application to be processed by HOMS.

HB

13.4 Proposed Additions to Existing Structure & Alteration Farm 237, 31 Sand Street, Elim: NM
HM/CAPE AUGULUS/BREDASDORP/FARM 237

Case No: 16100418HB1006E

DECISION
The Committee resolved to support the principle of providing additional accommodation on the property, however this design proposal will negatively impact on heritage significance with regard to roof form, eaves level, historic townscape and historic building fabric, and this application is therefore refused.

HB

13.5 Unauthorised Work: Proposed Alteration & Additions to Rem Farm 705, Spice Route Farm, Agter Paarl: NM
HM/CAPE WINELANDS/ DRAKENSTEIN/AGTER PAARL/REM FARM 705

Case No: 16110108HB1102M

DECISION
The Committee resolved to undertake a site inspection (PB, MS, GJ, JdW, KDS and GW). The applicant and I&APs will be invited to attend the site inspection.

A summary, including drawings, of all authorised and unauthorised work and an assessment of its impact on heritage significance must be prepared by a suitably qualified heritage practitioner. This report is to be circulated to the BELCom member's prior site inspection.

HB

13.6 Proposed Additions & Alterations to Existing Structure on Erf 94905, 3 Wilkinson Street, Gardens: NM
HM/CAPE METROPOLITAN/GARDENS/ERF 94905

Case No: 16110702HB1110E

The matter will be discussed at the next scheduled meeting.

HB

Approved

13.7 Proposed Alterations and Additions, Erf 167374, 10 Cloete Street, University Avenue: NM
HM/UNIVERSITY ESTATE/ERF 167374

Case No: 15611007JW0610E

DECISION
The Committee resolved to approve the proposals as they do not impact negatively on heritage significance, including that of the streetscape.

JW

13.8 Proposed Additions and Alterations to Erf 50306, 11 Colinton Road, Newlands: NM
HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 50306

Case No: 16062307AS0630E

Previous responses from BELCom, previous plans and comments from relevant bodies were tabled.

The matter will be discussed at the next scheduled meeting.

AS

13.9 Proposed Addition of New Floors to top of structure on Erf 153690, 32 Kloof Street, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 15369

Case No: 161117110KR1123E

DECISION
The Committee resolved to support the proposal in principle, subject to the resolution of the horizontal transition between old and new building elements and and attention to the juxtaposition of the central pediment and the new proposed building fabric behind it. The Committee will consider approval of the revised drawings by e-mail, should the architects and heritage practitioner be in a position to submit revised proposals well in advance of the next BELCom meeting.

KR

13.10 Proposed Alterations and Additions to Erf 59855 (177835 & 177836) 6 Balmoral Road, Landsdown: NM
HM/CAPE TOWN METROPOLITAN/ERF 598559 (177835, 177836)

Case No: 16111513KR1118E

The matter will be discussed at the next scheduled meeting.

KR

Approved

13.11 Proposed additions to the Post office building, Erf 35, 35 Louw Street, Philadelphia: NM
HM/CAPE TOWN METROPOLITAN/PHILADELPHIA/ERF 35

Case No: 16112305KR1104E

The matter will be discussed at the next scheduled meeting.

KR

13.12 Proposed Alterations and Additions to Erf 2318, 2A Argyle Street, Camps Bay: NM
HM/CAPE TOWN METROPOLITAN/CAMPS BAY/ERF 2318

Case No: 16111112KR115M

DECISION
The Committee cannot condone unauthorised work. However, the Committee is of the opinion that heritage significance has not been negatively impacted on.

KR

13.13 Proposed New Courtyard Stoep for Erf 607, NG Kerk, Riebeek West: NM
HM/WEST COAST/SWARTLAND/RIEBEEK WEST/ERF 607

Case No: 16081807KR0819E

This matter will be discussed at the next scheduled meeting.

KR

13.14 Proposed Addition of a new Garage to Erf 2916, 14 Jordaan Street, Bo-Kaap: NM
HM/CAPE TOWN METROPOLITAN/ERF 2916

Case No: 16100505KR1107E

DECISION
The Committee approves the application in principle. However, there is concern regarding the structural stability of the main house. The Committee requires a structural report to be submitted to HWC for HOMS approval.

KR

13.15 Unauthorized Alterations on Erf 2134, 87 Main Road, Constantia: NM
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 2134

Case No: 16103103KR1102E

DECISION
The Committee cannot condone unauthorised work. However, the Committee is of the opinion that heritage significance has not been negative impacted on.

KR

Approved

13.16 Proposed Additions and Alterations, Erf 63605, 13 Highwick Avenue, Kenilworth, Cape Town: NM
HM/ CAPE TOWN METROPOLITAN/KENILWORTH/ ERF63605

Case No: 16112212WD1123E

DECISION
The Committee resolved not to approve the pool room as it detracts from the heritage significance of the main façade which has high architectural significance.

The Committee resolved to approve the alterations at the rear (south) side of the building. A revised plan showing these alterations only and excluding the proposals to the north of the building could be submitted to the case officer for stamping.

Should a new application for extensions to the north of the building be submitted these would require a heritage statement focusing on the significance of the existing site and building.

WD

13.17 Proposed Alterations and Additions to Farm Cottage on Rem of Farm 294, Uintjieskraal, Bredasdorp: NM
HM/OVERBERG/CAPE AGULAS/BREDASDORP/REM FARM 294

Case No: 16072510KR0907E

DECISION
The Committee resolved not to approve the proposals in their current form; the additions are too extensive and largely encapsulate the existing building, thus detracting from the simple vernacular form of the structure. The committee requires more information on the farm, context and the subject buildings. This information to be supplied by a heritage practitioner, together with any revised design proposal.

KR

13.18 Proposed Additions on Erf 166500, 236 Lower Main Road, Salt River: NM
HM/SALT RIVER/ERF 166500

Case No: 16072511AS1123E

The matter will be discussed at the next scheduled meeting.

AS

13.19 Proposed Addition of a new open plan stoep and boundary wall to Erf 1221, 5 Rayden Street, Oranjezicht: NM
HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 1221

Case No: 16101208KR1021E

DECISION
The Committee resolved to approve the proposals subject to amending the boundary wall to accommodate the CoCT's permeability requirements for boundary walls within an HPOZ.

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Approved

13.20 Proposed Alterations and Additions to Erf 14469, 12 Neethling Street, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/ERF 14469

Case No: 16111502KR1116E

DECISION
The committee resolved to approve the proposals with the exception of the large rear dormer window which detracts from the architectural significance of the building. A reconfigured dormer solution would be considered for approval. The bathroom insertions in the ground floor passage must be constructed using a structural system that will allow said bathrooms, including all walling, piping etc. to be ~~for~~ easily removed in future without destruction to any historic fabric.

KR

13.21 Proposed Additions and Alterations on Erf 97551, Oak Avenue, Newlands: NM
HM/NEWLANDS/ERF 97751

Case No: 16092908AS1005E

DECISION
The Committee cannot condone unauthorised work. However, the Committee is of the opinion that heritage significance has not been negatively impacted.

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14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Erf 902, Cnr Quick and Bezuidenhout Streets, Stanford

DECISION
The committee resolved to approve the proposals in principle as they are in keeping with the spirit of the overlay zone scheme. The applicant must submit the final design to HOMS - including a revised boundary wall which follows the gradient of the street in a more traditional manner.

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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

Approved

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: 17:00

24 DATE OF NEXT MEETING: 25 January 2017

CHAIRPERSON_____ **DATE**_____

SECRETARY_____ **DATE**_____

Approved