

**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 Wednesday, 24 November 2021 via
Microsoft Teams**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations to the Boschendal Cellar Building, Off R310, Dwars River Valley Farm 10, 167 Stellenbosch: NM
HM/CAPE WINELANDS/ STELLENBOSCH / BOSCHENDAL / PORTION 10 OF FARM 167**

Case No: 21090305SB1020E

FURTHER REQUIREMENTS:

The Committee notes the very substantial and solid report prepared by the applicant. There are nonetheless concerns that need to be addressed and for which revised proposals would be required, with the following in particular:

1. An extension that is architecturally more subservient to the historic building and expresses itself as distinctly contemporary.
2. An envelope that is modelled to be as minimally disruptive as possible to its broader setting.

The Committee has no reservations regarding a proposed pitched roof but does have concerns regarding how the ends of the proposal are expressed (it is not whether, but rather how it is done). A lighter architectural expression would be encouraged.

SB

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

**12.1 Proposed Total Demolition, Erf 12, 231 Main Road, Three Anchor Bay: NM
HM/CAPE METROPOLITAN/ THREE ANCHOR BAY/ERF 231**

Case No: 21101205KB0510E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 1 December 2021 at 15:00 (HvdM, WP, GJ).

KB

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

13.1 Proposed Additions and Alterations Erf151025, 53 Fishersman's Flats, Kalk Bay: MA HM/CAPE TOWN METROPOLITAN/ KALK BAY/ERF 151025

Case No: 21092306KB0927E

FURTHER REQUIREMENTS:

The Committee will be conducting a site inspection on Thursday, 25 November 2021 at 15:30 (WP, HvdM, DB, SJ and GJ).

KB

13.2 Proposed Alterations and Additions Erf 1895, 31 Bellevue Street, Oranjezicht: MA HM/CAPE METROPOLITAN/ ORANJEZICHT/ERF 1895

Case No: 21072202KB0713E

RECORD OF DECISION:

The Committee resolved to approve the application on condition that the opening in the street boundary wall be cut away in a manner that mirrors its neighbour at No.33, and that the original front gate is retained. Revised plans to be submitted to HOMs for final approval and permitting.

KB

13.3 Proposed Additions and Alterations on Erf 136511, 42 Queens Road, Woodstock: NM HM/CAPE METROPOLITAN/WOODSTOCK/ ERF 136511

Case No: 21102017MS1020E

RECORD OF DECISION:

The Committee resolved to approve the application with the following conditions:

1. The proposed stoep enclosure be lightweight in appearance and recessive in relation to the existing timber central post which must be retained. The Committee recommends that the applicant explore the use of lightweight see-through metal mesh for stoep enclosure now available for cases such as this.
2. The alteration of the front stoep window into a door be constrained to the width of the existing window.
3. Wall openings in the interior require nibs of minimum 230mm wide to be retained to reflect a memory of the old spaces. Similarly, enclosed doorways are to express a recess.

Details of the above-mentioned amendments are to be submitted to HOMs for final approval and permitting.

The Committee strongly recommends the proposed interior partition wall be drywall rather than brickwork to ensure improved reversibility. It is noted that there are effective means of sound proofing drywall that can be employed.

MS

**13.4 Proposed Alterations and Additions, Erf 94858, 24 Faure Street, Gardens: NM
HM/CAPE METROPOLITAN/ GARDENS/ERF 94858**

Case No: 21071414CN1028E

FURTHER REQUIREMENTS:

The Committee has no objections to the alterations within the house and at the rear of the property.

The Committee has concerns regarding the proposed treatment and detailing of the street boundary interface although it has no objections in principle to the raising of the cast iron railings, gate and pillars. The applicant to note the CoCT's policy with regard to maximum wall heights which the Committee supports.

The Committee has no objections in principle to the proposed street-facing workroom and its setback as proposed. However, the manner in which it is detailed in relation to the adjacent pillars needs to be clarified.

Revised proposals to be submitted exploring the manner in which:

1. The cast iron railings are raised while retaining the existing wall coping line to retain visual permeability.
2. The gate is raised while retaining as much of its old fabric as possible.

Details to be provided relating to the manner in which this can be achieved with regard to 1 and 2 above.

CN

**13.5 Proposed Alterations and Additions on Erf 4017, 8 Vredenburg Lane, Cape Town: NM
HM/ CAPE METROPOLITAN/ CAPE TOWN CBD/ ERF 4017**

Case No: 21100502MS1021E

FURTHER REQUIREMENTS:

While the Committee supports the architect's concept for the site and in particular the contribution that it will make to densifying the City with residential accommodation, the proposals lack details with regard to the following:

1. The nature of interfaces between old and new fabric.
2. A longitudinal section through the building to better illustrate, amongst others, the proposed setback of the tower in relation to the old building and the relationship of the steel construction with old ground floor fabric.

Revised proposals to be submitted.

MS

**13.6 Proposed Alterations and Additions Erf 983RE, Yusuf Drive and Pentz Street, Bo Kaap: NM
HM/CAPE TOWN METROPOLITAN/ BO-KAAP/ERF 983RE**

Case No: 21081201KB0812E

RECORD OF DECISION:

The Committee resolved to approve the proposals as indicated on drawings numbered BK01, BK03 & BK04 prepared by A. Benjamin and dated 6 August 2021 as not negatively impacting heritage significance. The Committee further commends the applicant for a well-researched and motivated report underpinning a creative design solution.

KB

**13.7 Proposed Addition and Alterations on Erven 11139 & 11140, 3 and 3A Sussex Street,
Woodstock: NM
HM/ CAPE METROPOLITAN/ WOODSTOCK/ ERVEN 11139 & 11140**

Case No: 21102805MS1028E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated in figures 52 to 56 on pages 29-30 of the heritage report dated 28 October 2021 prepared by Rennie Scurr Adendorff Architects as not impacting negatively on heritage resources, with the recommendation that the applicant explore the possibility of articulating the currently blank north west facing side wall of the rear block proposed for Erf 11121.

MS

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed New Dwelling on Erf 2166, 16A King Street, Stanford: NM
HM/ OVERSTRAND/ STANFORD/ ERF 2166**

Case No: 21082512MS1103E

HELD OVER:

This item is held over pending submission of the most recent Stanford Heritage Guidelines and their current status in relation to HWC's requirements.

MS

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 Conservation Management Plan for Rhodes Cottage, on Erven 87087 and 87082, 246 Main Road, Muizenberg: NM
HM/MUIZENBERG/ERVEN 87087 AND 87082**

FURTHER REQUIREMENTS:

The Committee will be conducting a site inspection on Thursday, 25 November 2021 at 14:00 (WP, HvdM, DB, SJ and GJ).

WD

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.