

**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 Tuesday, 25th February 2020 in the
1st Floor Boardroom at the Offices of the Department of Cultural Affairs and
Sport, Protea Assurance Building, Greenmarket Square, Cape Town**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Restoration and Alteration of Farm 967/5, 36 Glen Oaks Road, Glencairn, Simons
Town: NM
HM/SIMON'S TOWN/ FARM 967/5**

Case No: 19103018SB1202E

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage significance on condition that:

1. A suitably qualified and experienced architectural heritage practitioner be engaged to monitor the work and submit a close out report to HWC within 60 days of practical completion of the work.
2. Materials that are compatible with historic fabric to be used, in particular lime mortars and renders in lieu of Portland cement.

SB

**11.2 Proposed Alterations and Additions, Erf 2920, Sipiershuis, Drostdy Museum, Swellendam:
NM
HM/SWELLENDAM/ERF 2920**

Case No: 17090810

RECORD OF DECISION:

The Committee cannot condone unauthorised work. However, given that heritage significance has not been negatively impacted, the Committee recommends that charges not be laid.

The Committee resolved to approve the application on condition that the work include only materials that are compatible with historic fabric, in particular lime mortars, renders and lime wash in lieu of Portland cement.

WD

**11.3 Maintenance and Upgrades, Erf 4942, City Hall, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942**

Case No: 20020303WD0205E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 19 March at 10:30.

WD

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

**12.1 Proposed Total Demolition on Farm 297 Portion 27, Wolvengat, Gansbaai: NM
HM/GANSBAAI/FARM 297 PTN 27**

Case No: 19112510TZ1202E

FURTHER REQUIREMENTS:

The Committee cannot condone unauthorised work. This building is stylistically and historically a good surviving regional example of its period.

There is no objection in principle to the addition of an enclosed lean-to structure on the front of the house, however the current proposals for this need to be reconsidered as they are deemed stylistically inappropriate for a traditional building of this nature.

The Committee supports the replacement of the thatch roof with corrugated iron but the existing timber structure is to be retained and strengthened.

The Committee strongly advises that an architect/ engineer with appropriate heritage experience be engaged to assist. The work must include the use of compatible materials for historic buildings of this nature, i.e. including lime mortars and renders (no Portland cement).

The proposed demolition is not supported.

TZ

**12.2 Proposed Total Demolition of current structure on Erf 229, Visser Street, Clanwilliam
HM/CLANWILLIAM/ERF 229: MA**

Case No: 19101002AS1018E

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage significance

The Committee, however strongly recommends that the trees along the street frontage be retained and that additional trees be planted within the proposed parking area particularly given Clanwilliam's hot summers.

AS

**12.3 Proposed Total Demolition, Erf 46018, Corner Stanley Road and Lovers Walk, Rondebosch:
MA
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ERF 46018**

Case No: 19112803SB1129E

The matter was withdrawn from the agenda on the request of the applicant.

SB

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

13.1 Proposed Additions and Alterations, Erf 14216, 30 Balfour Street, Woodstock: NM HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 14216

Case No: 19110501LB1129E

RECORD OF DECISION:

The Committee resolved to approve the application on condition that the position of the sash window in the bathroom be retained as is.

LB

13.2 Proposed Additions and Alterations, Erf 26047, 55 Milton Road, Observatory: NM HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERF 26047

Case No: 19112004LB1120E

FURTHER REQUIREMENTS:

The Committee is not clear as to the actual extent of unauthorised work relating to this project as it appears that not all unauthorised work has been disclosed.

Therefore, for the Committee to determine whether or to what extent heritage significance has been impacted and thus whether a recommendation should be made that criminal charges be laid, comprehensive and accurate as-built drawings must be submitted to BELCom within 30 days.

These drawings must include section AA from street front to back of property showing the roof light, dormers, veranda, and the Lytton Road elevation. Both authorised and unauthorised works to be indicated.

LB

13.3 Proposed Additions and Alterations, Erf 4017, 8 Vredenburg Lane, Cape Town City Centre (CBD): NM HM/ CAPE TOWN METROPOLITAN/ CITY CENTRE (CBD)/ ERF 4017

Case No: 19112713LB0113E

The matter was withdrawn with the request of the applicant.

LB

13.4 Proposed Additions and Alterations, Erf 145302, 5 Dove Street, Observatory HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERF 145302

Case No: 1909127WD1003E

FURTHER REQUIREMENTS:

The Committee requires revised proposals to be submitted. These must include the following:

1. Retaining the hipped roof on Dove Street returning to the proposed upper storey.

2. The window proposed for Dove Street is to match that of the neighbouring row House No.7 in terms of design and location (match materials with front door of No.5 i.e. the subject of the application).

WD

**13.5 Partial Demolition, RE Erf 32564, Athlone Power Station, Corner Bhunga Avenue and the N2 Highway: NM
HM/ CAPE TOWN METROPOLITAN/ ATHLONE/ RE ERF 32564**

Case No: 19091609WD1129E

FURTHER REQUIREMENTS:

The Committee cannot approve demolitions of the various buildings on the property without a full and clear indication of the future proposals for the property. Full particulars including phased plans where relevant will therefore be required.

RECORD OF DECISION:

1. The Committee resolved to approve the removal of the dust scrubbers on the boiler house as not negatively impacting heritage significance.
2. The Committee resolved to approve the removal of the asbestos throughout linked to an environmental management plan (EMP) with the further condition that the removal of the asbestos cladding must be simultaneously replaced, and the relevant structures made weather proof for the duration of the period prior to new development.
3. The Committee resolved to approve the removal of a portion of each tower (chimney) not exceeding 15m from each apex. This work must be immediately followed by reconstruction to original height of 100m.
4. The demolition of buildings marked 11, 12 and 13 on page 47 of the application is refused. The Committee is of the opinion that spalling concrete is repairable.
5. The demolition of other structures is refused.

WD

**13.6 Proposed Additions and Alterations, Erf 1444, 24 Davenport Road, Vredehoek: MA
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 1444**

Case No: 19080508WD0807E

RECORD OF DECISION:

The Committee resolved to approve the application as meeting previous requirements.

WD

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 above.