

**APPROVED DECISIONS OF THE MEETING OF HERITAGE WESTERN
CAPE
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)**



Scheduled for 09:00 and held on Wednesday, 11 December 2019 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 None

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

**12.1 Proposed Total Demolition on Erf 12842, 100 12th Avenue, Kraaifontein: NM
HM/CAPE TOWN METROPOLITAN/ KRAAIFONTEIN/ERF 12842**

Case No: 19110411TZ1106E

RECORD OF DECISION:

The Committee resolved to approve the application as the proposed demolition will not impact significant heritage resources.

TZ

**12.2 Proposed Total Demolition on Erf 64045, Cumnor Court, 292 Main Road, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 64045**

Case No: 19092515AS1106E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday 23 January 2020 at 10H00 (HvdM, WP and PB).

AS

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

**13.1 Proposed Additions and Alterations, Erf 65133, 18 Goldbourne Road, Kenilworth: MA
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 65133**

Case No: 19050905LB0510E

FURTHER REQUIREMENTS:

There is inadequate information in the above-mentioned undated proposals. The following additional information is required as a minimum:

1. Longitudinal sections through the site explaining levels and heights of vegetation.
Suggested scale: 1:100 minimum.

2. Proposed paving materials and other hard landscaping material including steps, retaining walls, fountains etc if any; all in relation to the house on the one end and the street on the other (show relative levels).
3. Plant species list with planting out sizes, densities and quantities; and irrigation strategy.
4. A consolidated and consistent set of numbered and dated drawings, including structural and landscape proposals is required (i.e. the structural drawings need to be coordinated with the landscape drawings).

LB

It is reminded that the Committee previously recommended that the applicant engage the services of a suitably qualified and experienced landscape architect to advise on the preparation of the landscape plan. Had this been done, it would have been unlikely that the Committee would have had further requirements.

**13.2 Proposed Additions and Alterations, Erf 172004, 212A Buitengracht Street, Bo-Kaap: MA
HMCAPE TOWN METROPOLITAN/ BO KAAP/ RE. ERF 172004**

Case No: 19080614LB0807

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbers 4.1-001 to 016 Rev 05 dated 20 November 2019 prepared by kfa architects as meeting previous requirements. (One member dissenting)

LB

**13.3 Proposed Additions and Alterations on Erf 12556, 78 Upper Duke Road, Walmer Estate: NM
HM/WCAPE TOWN METROPOLITAN/WALMER ESTATE/ERF 12556**

Case No: 19012502TZ0729E

RECORD OF DECISION:

The committee resolved to approve the application, as indicated on drawing number 2006-1 dated 20 June 2017 prepared by Executive Designs, as the proposal will not impact on significant heritage resources. (One member dissenting)

TZ

**13.4 Additions and Alterations - Erf 68058 - 4 Smithers Road, Kenilworth: MA
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 68058**

Case No: 19110410WD1106E

RECORD OF DECISION:

The Committee resolved to refuse the application on the basis that it will negatively impact on significant heritage resources.

WD

**13.5 Proposed Alteration and Additions of Erf 88327, 56 Main Road, St James: MA
HM/ CAPE TOWN METROPOLITAN/ ST. JAMES/ ERF 88327**

Case No: 18080615SB0918E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing number 'St James 1.1.19' dated October 2019 and prepared by Paul Jacques Architecture, as not impacting heritage resources.

SB

**13.6 Proposed Addition and Alteration at Erf 4569, 96 Hill Street, Mossel Bay: MA
HM/EDEN/ MOSSEL BAY/ERF 4569**

Case No: 19021305HB0103E

RECORD OF DECISION:

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

1. That the drawings include references to lime mortars and renders, and the correct preparation and application thereof to the building fabric.
2. That new services on existing walls to be surface-mounted.

Revised drawings to be submitted to HWC for approval.

WD

**13.7 Proposed Alteration & Additions of 14 and 16 Papegaai Street, Stellenbosch: MA
HM /CAPE WINELANDS/ STELLENBOSCH / ERF 523 AND 6174**

Case No: 19050923SB0813E

RECORD OF DECISION:

The Committee resolved to approve the application as meeting previous requirements as indicated on drawings numbered 1289-HER-001 dated 29 November 2019 prepared by Tim Ziehl.

SB

**13.8 Illegal Addition and Alteration of Erf 144028, 20 London Road, Salt River: NM
HM /CAPE TOWN METROPOLITAN/SALT RIVER / ERF 144028**

Case No: 19112501SB1127E

RECORD OF DECISION:

The Committee recommends that charges not be laid.

SB

**13.9 Proposed Partial Demolition, Addition and Alteration of Erf 30475, 46 Strubens Road, Mowbray: NM
HM /CAPE TOWN METROPOLITAN/MOWBRAY / ERF 30475**

Case No: 19112814SB1128E

RECORD OF DECISION:

Unauthorised work: The Committee recommends that no charge be laid.

Proposed work: The Committee resolved to approve the application indicated on drawings numbered 30475/8 dated 24 February 2019 prepared by Basil S McGillivray as not impacting heritage resources.

SB

**13.10 Proposed Additional Structure on Farm 510, Berg Street, Franschhoek: NM
HM/FRANSCHHOEK/FARM 510**

Case No: 19103103AS0511E

RECORD OF DECISION:

The Committee resolved to refuse the application on the basis that it will negatively impact the heritage resource. The Committee, however, acknowledges the need to maintain and if necessary, replace (with similar) the existing staircase. The Committee also notes that there are alternative options for introducing a covered stair that will not negatively impact the heritage resource, e.g. by extending the envelope of the building form at the rear of the T to accommodate an enclosed stair.

AS

**13.11 Proposed Additions and Alterations on Erf 5125, 109 Plein Street, Cape Town CBD: NM
HM/CITY CENTRE CBD.ERF 5125**

Case No: 18052305AS0220E

RECORD OF DECISION:

The Committee resolved to approve the application on condition that the glass “gasket” between the existing former bank building and the new addition include a “break” in this gasket as per the consultant’s recommendation indicated on page 14 of his report dated November 2019.

AS

**13.12 Proposed Additions and Alterations - Erf 14235 - 52 Palmerston Road, Woodstock: NM
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 14235**

Case No: 19091106WD1121E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered LA 1001, dated 9 February 2017 prepared by Shaan Steyn as not negatively impacting on heritage significance.

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 Proposed Alteration and Addition at Portion 3 of Farm 13, Farm Nooitgedagt, Oudtshoorn:
MA
HM/EDEN/OUTDSHOORN/SHAMMAH VALLEY/PTN 13 OF FARM 30**

Case No: 19021907HB0603E

ADVICE:

It is not possible to advise on a building of this nature without being on site.
Legal advisor to write a letter to the applicant setting out the legal processes.

SB

**19.2 Opinion on Possible Development for Erf 3413, 211 Long Street, Cape Town: NM
HM/ CAPE TOWN / ERF 3413**

Case No: 19092514SB1106E

ADVICE:

As per the discussion above:

- Full demolition would not be supported.
- Substantial retention of the existing structure, but with the possibility of an additional two stories would be considered.

SB

- 19.3 Request for Comment - Erven 3745 & 3746, Cape Town: 100 & 130 Plein Street, Parliament Precinct: NM**
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERVEN 3745 & 3746

Case No: N/A

ADVICE:

The Committee requires adequate documentation to provide sound advice and therefore deferred the matter to the following meeting.

SB

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.