

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



**Held Wednesday, 25 September 2019 in the 1st Floor
Boardroom at the Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town scheduled for 09:00**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations, Erf 3611, 3563, 3564, 3565, 48 Queen Victoria Street,
Cape Town CBD: MA
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 31575**

Case No: 18112010WD1121E

FURTHER REQUIREMENTS:

1. Re-'The Proposal':
 - a) The Committee is of the view that the materiality of The Proposal, as indicated on drawing Revision 1 dated 19 September 2019 prepared by Aspire Architects, must compliment that of the main building.
 - b) The Proposal must be detailed in a manner that reflects a clear junction between the existing and the proposed structure.
2. Re-'The Alternative':
 - a) The Committee would support this alternative, as indicated on drawings S-0001 dated 20 September 2019 prepared by RSA provided that it is mirrored to create a symmetrical composition flanking the entrance porch, and provided that;
 - b) The detailing of the handrails are submitted to Committee for approval. The Committee resolved to decide on this matter by email if necessary.

WD

**11.2 Proposed Minor Alteration and Additions of Erf 7779, 140 Main Road, Hout Bay: NM
HM/ HOUT BAY / ERF 45427**

Case No: 19080619SB0807E

RECORD OF DECISION:

The Committee resolved to approve the application as not impacting negatively on heritage significance subject to a monitoring brief being exercised by a suitably qualified architect with heritage experience. This brief must include addressing the appropriate design,

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installation/ application (including painting and fixing) of all signage on the property. A closeout monitoring report is to be submitted by the above-mentioned architect within 90 days of practical completion.

SB

11.3 Proposed Alteration and Additions of Erf 7779, 140 Main Road, Hout Bay: NM HM/ HOUT BAY / ERF 45427

Case No: 19082304

RECORD OF DECISION:

1. Unauthorised work:
 - i. HWC cannot condone unauthorised work. The unauthorised work has impacted negatively on the heritage significance however no further action is recommended in this regard as the proposed mitigation measures will reduce the negative impact significantly and once implemented the heritage significance will not be unduly impacted.
2. Proposed Work:
 - i. The Committee resolved to approve the mitigation and proposed works as indicated on drawing noC-0001-2, C-0001-1, C-0001-3 as not impacting heritage significance subject to:
 - a) A monitoring brief being exercised by a suitably qualified architect with heritage experience. A closeout monitoring report is to be submitted by this heritage professional within 90 days of practical completion.

A Conservation management plan, which includes an integrated landscape plan, must be prepared for approval by HWC

SB

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

12.1 Proposed Partial Demolition of Erf 27414, 368A Main Road, Observatory: MA HM/ OBSERVATORY / ERF 27414

Case No: 19073113SB0807E

RECORD OF DECISION:

The Committee resolved to approve the application in principle subject to the following conditions:

1. That detailed proposals addressing detailing, retention and where necessary, re-using on-site significant elements and features, to be submitted to HWC for approval.
2. That the Naples Street façade be retained addressing the windows/ indirect lighting features.

SB

**12.2 Proposed Total Demolition, Erf 16324, 9 Hopkins Street, Salt River: MA
HM/ Cape Town Metropolitan/ Salt River/ Erf 16324**

Case no: 19070314WD0731E

RECORD OF DECISION

The Committee resolved to approve the proposed demolitions as having insufficient heritage significance to warrant retention.

WD

**12.3 Proposed Total Demolition of Erf 45530, 4 Nursery Road, Rondebosch: MA
HM/RONDEBOSCH / ERF 45530**

Case No: 19020425SB0306E

RECORD OF DECISION:

The Committee resolved to approve the proposed demolitions as having insufficient heritage significance to warrant retention.

SB

**12.4 Proposed Total Demolition at Rem Erf 14345, 14 Devonshire Road, Woodstock: MA
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ REM ERF 14345**

Case No: 18290301HB0905E

RECORD OF DECISION:

The Committee resolved to approve the demolition as not significantly impacting heritage resources. The replacement structure as indicated on drawing number 14 Devonshire Road, Erf 14345 Woodstock dated August 2019 is acceptable on condition that the roof is reconfigured to a full hipped type.

KB

**12.5 Proposed Total Demolition, Erf 1491, 11 Davenport Road, Vredehoek: MA
HM/METROPOLITAN/VREDEHOEK/ERF 1491**

Case No: 16101306HB1102E

FURTHER REQUIREMENTS:

The Committee expressed concern in particular at the following aspects of the proposal which are required to be addressed:

1. Graphic design indicators that include a street elevational study and cross section up and down the slope to indicate relationship with existing context are not included.
2. The overall height and roof configuration and materiality.
3. The proposals incorporate disparate elements as opposed to other buildings in the area which are characterised by a clearer, more cohesive architectural language.
4. The architectural expression of the building envelope where it meets the ground.

WD

**12.6 Proposed Total Demolition, Erf 66951, 4 Vriedenhof Road, Wynberg
HM/WYNBERG/ERF 66951**

Case No: 19060406LB0607E

RECORD OF DECISION:

The Committee resolved to approve the demolition as there is insufficient significance to warrant retention of this building.

LB

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

**13.1 Proposed Additions and Alterations, Erf 172004, 212A Buitengracht Street, Bo-Kaap: MA
HM/ BO KAAP/ RE. ERF 172004**

Case No: 19080614LB0807E

The matter was deferred to the next BELCom meeting at the request of the applicant.

LB

**13.2 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 insufficient information for the Committee to adequately assess this proposal which does not address the Committees previous requirements.

The Committee strongly recommends that an architect/ landscape architect with appropriate heritage experience be engaged to assist with this application.

LB

13.3 Proposed Additions and Alterations, Erf 107526, 29 Mayfield Avenue, Rondebosch: MA HM/ RONDEBOSCH/ ERF 107526

Case no: 17081401ZK0921E

RECORD OF DECISION:

The Committee resolved to approve the application as the proposed alterations do not impact any heritage resources (drawing no: 1000 & 2000) on the condition that the Council submission drawings are stamped by the Heritage Resources section of the CoCT before HWC stamps the drawings.

LB

13.4 Proposed Alterations and Additions, Erf 1116, 3 and 5 Gorge Road, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 1116

Case No: 19071203WD0715E

RECORD OF DECISION:

The Committee resolved to approve the application as no heritage resources would be directly impacted.

WD

13.5 Proposed Alteration and Additions of Erf 46256, 17 Newlands Avenue, Newlands: MA HM / NEWLANDS /ERF 46256

Case No: 19070509SB0715E

The matter was deferred to the next BELCom meeting at the request of the applicant.

SB

13.6 Proposed Additions and Alterations, Erf 1444, 24 Davenport Road, Vredehoek: MA HM/ Cape Town Metropolitan/ Vredehoek/ Erf 1444

Case No: 19080508WD0807E

FURTHER REQUIREMENTS:

This matter is deferred until the input of HWCs legal advisor is obtained.

WD

**13.7 Proposed Additions and Alterations, Erf 290, Akademie Street, Franschhoek: MA
HM/CAPE WINELANDS/ FRANSCHHOEK/ ERF 290**

Case No: 19062109WD0702E

RECORD OF DECISION:

The Committee resolved to approve the application in principle subject to:

1. The submission of drawings which clearly differentiate between the existing and proposed/new fabric.
2. Amending the proposals for the cottage interior to retain its sense of cellular spaces.
3. Rationalising the removal/moving and replacement of existing doors and windows.

WD

**13.8 Proposed Additions and Alterations, Erven 689, 690, 691 & 697, 221 Beach Road,
Winchester Mansions Hotel, Sea Point: NM
HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ ERVEN 689, 690, 691 & 697**

Case No: 19080205WD0904E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 17 October 2019 at 11:00.

WD

**13.9 Proposed Addition and Alteration - Erf 45499, 14 Meadow Road, Rosebank: NM
HM/ CAPE TOWN METROPOLITAN/ ROSEBANK/ ERF 45499**

Case No: 19082802WD0830E

RECORD OF DECISION:

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

WD

**13.10 Proposed Alteration & Additions of 14 and 16 Papegaai Street, Stellenbosch: NM
HM / STELLENBOSCH / ERF 523 AND 6174**

Case No: 19050923SB0813E

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FURTHER REQUIREMENTS:

The Committee recommends that alternatives be explored that avoid the presently proposed abrupt interface between the existing and new extension. This could include exploring a separate building on the rear portion of the site.

SB**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.