

**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, 28 February 2024 via MS
Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions, Alterations and Partial Demolition on Erf 775-RE, 469 Main Road, Paarl:
NM
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / REMAINDER OF ERF 775**

Case No: HWC24011803CN0125

HELD OVER:

The item held over for further design at the applicants' request. Application is to be recirculated to all I&APs for comment prior to HWC submission.

CN

**11.2 Proposed Additions on Remainder of Erf 2246, 163 Main Road, Paarl - Strooidak NG Kerk: NM
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / REMAINDER OF ERF 2246**

Case No: HWC23092717KB0928

FURTHER REQUIREMENTS:

The Committee notes that the heritage statement is required which must incorporate an archaeology study in respect of potential unmarked graves, prepared by a suitably qualified archaeologist. Alternative locations of the play park are to be investigated and presented to this Committee. The playpark is not to be removed without HWC approval. The applicant is granted 60 days to prepare the application and submit to HWC.

CN

**11.3 Proposed Additions and Alterations on Remainder Farm 1377, Grand Provence, Franschhoek:
MA
HM / CAPE WINELANDS / FRANSCHHOEK / REMAINDER FARM 1377**

Case No: HWC23092717KB0928

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 1605 001; 1605 004, 1605 005, 1605 006, 1605 007 and 1605 008, Revision 2 and 3, prepared by A3D Architects and dated 16 October 2023 as not negatively impacting heritage resources.

CH

**11.4 Proposed Remedial Work on Erf 177506, Stonehenge, 36 Main Road, St James: MA
HM / CAPE TOWN METROPOLITAN / ST JAMES / ERF 177506**

Case No: 18120514HB0306E

RECORD OF DECISION:

The Committee resolved to approve the pencil pine (*Cupressus sempervirens* 'Stricta') as a suitable replacement for the palm trees that were removed.

SJ

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

**12.1 Proposed Total Demolition on Erf 1790, 1 Dudley Road (38 Rhine Road), Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 1790**

Case No: HWC23100216CN1201

RECORD OF DECISION:

Based on previous decisions of HWC and the validity of Council approved plans, the Committee resolved to reapprove the demolition of the final remaining building within this development.

The permit is valid for 3 years from the date of issue.

CN

**12.2 Proposed Total Demolition on Erf 2645, 65 Main Street, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 2645**

Case No: HWC23121308CH1214

FURTHER REQUIREMENTS:

The Committee requires a heritage statement to inform heritage indicators, including graphic indicators, to guide the design of the replacement building. Whilst the Committee is not opposed to demolition, additional information, analysis and investigations are required into the design of the replacement structure before a final decision can be made.

CH

**12.3 Proposed Total Demolition on Erf 88535, 17 Ley Road, St James: NM
HM/ CAPE TOWN METROPOLITAN/ ST JAMES/ ERF 88535**

Case No: HWC23110206CH1113

FURTHER REQUIREMENTS:

HWC cannot condone illegal work especially when there has been a total demolition without a permit issued in terms of s34 of the NHRA. A letter in terms of s51 of the NHRA will only be considered if a suitable proposal as to mitigation on how the HPOZ will not be negatively impacted

by the development which replaces the unlawfully demolished structure is submitted to HWC and, if approved, incorporated in a mitigation agreement with HWC. HWC as the provincial heritage authority has the legal mandate to administer s34 applications of which this is one.

CH

**12.4 Proposed Total Demolition on Erf 510, 7 Cavalcade Road, Green Point: MA
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 510**

Case No: HWC23101820CN1020

HELD OVER:

This item will be held over to the next BELCom meeting to enable complete I&APs participation.

CN

**12.5 Proposed Total Demolition on Erf 357, 6B Devonport Road, Tamboerskloof: NM
HM/ CAPE TOWN METROPOLITAN/ TAMBOESKLOOF/ERF 357**

Case No: HWC24020103KB0201

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 6 March 2024 at 12:00.

KB

**12.6 Proposed Total Demolition on Erf 173935, 4 Abingdon Road, Kenilworth: MA
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 17935**

Case No: HWC23111408KB1120

RECORD OF DECISION:

The Committee is of the opinion that the heritage resource could be a grade IIB and not an IIIC as recorded. In the light of this, and the site inspection undertaken, the Committee refuses the total demolition. The Committee is of the opinion that the resource is worthy to be placed on the register.

KB

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

13.1 Proposed Additions and Alterations on RE of Erf 27135, 20 Trill Road, Observatory: MA HM / CAPE TOWN METROPOLITAN / OBSERVATORY / REMAINDER OF ERF 27135

Case No: HWC23091907CN1123

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing no SR 23004-3HA-002 and SR 23004-3HA-003, dated 16 February 2024, as prepared by LDK from Studio Revolution as having met previous requirements.

CN

13.2 Proposed Restorations on Erf 5943, 8 Thomas Street, Simons Town: MA HM/CAPE TOWN METROPOLITAN/SIMONS TOWN/ERF 5943

Case No: 19051708AS0517E

The applicant withdrew the application.

CH

13.3 Proposed Additions, Alterations and Deviations on Erf 4017, 8 Vredenburg Lane, Cape Town: MA HM/ CAPE TOWN MTROPOLITAN/ CAPE TOWN CBD/ ERF 4017

Case No: HWC24020105CH0206

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing no 04.1-CD-1, 04.1-CD-2, 04.1-CD-3, 04.1-CD-4, 04.1-CD-5, 04.1-CD-6, 04.1-CD-7, Revision A, prepared by Two Five Five Architects, dated 30 January 2024 as not negatively affecting heritage resources.

CH

13.4 Proposed Additions and Alterations on Erf 2293, 61 Bellevue Road, Higgovale: NM HM / CAPE TOWN METROPOLITAN / HIGGOVALE / ERF 2293

Case No: HWC24010812SJ0116

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing no: C001 Rev 0 and C002 Rev 0, dated 13/12/2023 prepared by VDMMA as not negatively affecting heritage resources.

SJ

**13.5 Proposed Additions and Alterations on Erf 52515, 36 Cook Street, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 52515**

Case No: HWC24011618SJ0122

FURTHER REQUIREMENTS:

The Committee considered the building to have sufficient architectural heritage significance to warrant an improved design proposal that would be more sensitive to the character of the building. The Committee recommend the applicant take cognisance of the recommendations from CoCT, I&APs and those listed below:

1. The retention of the colonnaded veranda.
2. The retention of the symmetrical façade with central entrance door and flanking windows.
3. Retention of a hipped roof.
4. Investigate alternative means to extend the building.

SJ

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 CONSERVATION MANAGEMENT PLAN

20.1 None

21. NON-COMPLIANCE

21.1 None

22. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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