

**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 Thursday, 30 May 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:
MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / REMAINDER OF ERF 775**

Case No: HWC24011803CN0125

FURTHER REQUIREMENTS:

The final positions of the openings in the barn are to be determined by site investigations to ascertain where historic openings may have been. The removal of plaster strips on the interior of the building would assist in this investigation. Locating new openings in previously bricked in areas will be favoured. Revised drawings indicating historic and new openings to be sent for assessment by BELCom.

CN

**11.2 Farm 744-Re, Rose Garden, Vergelegen Estate, Lourensford Road, Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / FARM 744-RE**

Case No: HWC24041609SJ0423

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered SK000; SK001; SK002; SK003; SK004; SK005; SK006, prepared by HB Architects and dated 10 March 2024 as not negatively impacted heritage resources.

SJ

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

**12.1 Tribunal Review of Erf 334, 21 Victoria Road, Bantry Bay: NM
HM / CAPE TOWN METROPOLITAN / BANTRY BAY / ERF 334**

Case No: 21030408XM0422E

CLARIFICATION OF THE RULING:

The Committee will refer this application to the tribunal for clarification of their ruling and the interpretation thereof, and for the consideration of the further comments of the I&AP's and the applicant.

SJ

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

**13.1 Proposed Additions, Alterations and Partial Demolition on Erf 1628, 4 Yarrowdale Road, Pinelands: NM
HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 1628**

Case No: HWC23111611KB1127

HELD OVER:

The Committee resolved to undertake a site inspection Thursday, 6 June 2024 at 15:00.

CN

**13.2 Proposed Additions and Alterations on Erf 914, 106 St Georges Street, Simons Town: MA
HM / CAPE TOWN METROPOLITAN / SIMONS TOWN/ ERF 914**

Case No: HWC22031001CH0810E

FURTHER REQUIREMENTS:

The Committee notes and accepts the submission and approvals obtained from the CoCT with respect to the engineering solutions to safeguard this stone channel and pathway. The requested 3D rendering with annotation showing the impact of the boundary wall on the views from Smith Lane has not been provided. A solid 1.8m boundary wall will not meet either CoCT bylaws nor the required visual permeability to maintain scenic views from Smith Lane.

This application is to be sent to CoCT heritage department before resubmission to BELCom.

CH

**13.3 Proposed Alterations and Additions on Remainder of Erf 237, 27 Nuwe Street, Elim: MA
HM / OVERBERG / CAPE AGULHAS / ELIM / REMAINDER OF ERF 237**

Case No: HWC23080709CN0826

FURTHER REQUIREMENTS:

1. The method statement be updated to include the removal of asbestos.
2. The method statement to exclude Portland cement and change the mix ration to 3 sand to 1 part builders' lime.
3. Omit the front facing gable from the proposal. The lounge roof is to be a lean-to extension of the current roof layout as per the neighbouring property.

CN

**13.4 Proposed Alterations and Additions on Erf 89949, 5 Landan Road, The Croft, Kalk Bay: NM
HM / CAPE TOWN METROPOLITAN / KALK BAY / ERF 89949**

Case No: HWC22021412AM0310E

RECORD OF DECISION:

The Committee cannot condone illegal work. However, in this instance there has been no negative impact on heritage resources and the Committee has no objection to the application in its current form. A Section 51 letter can be issued.

CN

**13.5 Proposed Alterations, Additions and Partial Demolition on Erven 48697 & 97410, 2 & 2A
Paterson Street, Newlands: NM
HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERVEN 48697 AND 97410**

Case No: HWC24042201CN0423

FURTHER REQUIREMENTS:

1. The applicant is to explore the possibility of a pitched roof over the entire building.
2. Further investigation and report into historic fabric, the reuse and reincorporation thereof.

CN

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

Case No: 19051708AS0517E

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 6 June 2024 at 13:00.

CH

**13.7 Proposed Alterations and Additions on Remainder of Erf 1412, 41 Wandel Street,
Malmesbury: MA
HM / WEST COAST / SWARTLAND MUNICIPLAITY / MALMESBURY / REMAINDER OF ERF 1412**

Case No: HWC23100908CN1016

FURTHER REQUIREMENTS:

The application is not supported in this current form, further revisions are required.

1. The blank façade on the southern elevation is not acceptable.
2. The link between the existing building and the proposed extension should be reconsidered, by setting back from the existing building and the roof be expressed as a separate intermediate element.
3. The current garage has a cast iron ventilator which may indicate the presence of other old material including possible loft beams and old flooring. Photographs of the interior of this

building are therefore required to determine the extent to which old fabric needs to be incorporated into the new development.

CN

**13.8 Proposed Additions and Alteration Erf 232, 134 Beach Road, Gordons Bay: NM
HM/CAPE TOWN METROPOLITAN/GORDONS BAY/ERF 232**

Case No: HWC24022305SB0319

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 6 June 2024 at 10:30.

SB

**13.9 Proposed Remedial Work on Erven 890, 979, 985, 987, 986, Cloud Nine Hotel, 8, 10 & 12 Kloof
Nek Road, 93 & 95 New Church Road, Tamboerskloof: MA
HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERVEN 890, 979, 985, 987, 986**

Case No: HWC23052607RG0530

RECORD OF DECISION:

The Committee has accepted the mitigation measures as proposed as indicated on drawings numbered 02 Rev 14; 03 Rev 14; 04 Rev 14; 05 Rev 14, prepared by Gerd Weideman Architects and dated 25 April 2024.

One member dissenting.

SJ

**13.10 Unauthorised Work and Proposed Additions and Alterations on Erf 3236, 154 Bree Street,
Cape Town: NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 3236**

Case No: HWC24041001SJ0409

FURTHER REQUIREMENTS:

1. The following documentation is required within 7 days:
 - a. The structural engineers report confirming the structural stability of all work on site.
 - b. An emergency application must be made detailing the Methodology to be adopted to protect the building from inclement weather whilst the subject application is under consideration.
 - c. Proof of the notification to the Department of Labour, and compliance with health and safety requirements as required for all construction sites.
2. The following documentation is required within 60 days:
 - a. Complete detailed architectural plans indicating all works proposed on site.

- b. A heritage statement that includes a historic fabric condition status report prepared by a suitably qualified and experienced conservation architect. This architect is to be approved by HWC; and their CV to be provided.

SJ

**13.11 Erf 754, 8 Cheviot Place, Green Point
HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 754**

Case No: HWC23061909SB0826

HELD OVER:

The matter is held over until the next BELCom meeting to be held on 27 June 2024.

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 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.