

**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, 27 June 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:

Recognising the concerns of I&APs regarding parking in front of the building and considering the recent unauthorised work the following further information is required for HOMs approval:

1. The applicant to provide a set of drawings distinguishing between the unauthorised work undertaken and the proposed work to be executed.
2. A revised landscape/site plan indicating the revised parking layout and location of French drains or other measures for diverting sub surface water away from foundations.
3. A clear specification for lime mortars, renders and paint finishes that exclude Portland cement and allow for breathable wall surfaces wherever applicable.
4. Where floor slabs are to be introduced, details are to be provided to demonstrate that subsurface water will not get diverted into historic wall fabric, i.e. to avoid rising damp.
5. Oversight by a suitably qualified heritage practitioner to be a condition of approval. Appointment letter and CV to be submitted.

CN

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

Case No: HWC23092717KB0928

HELD OVER:

The matter be held over for next BELCom meeting to be held on 31 July 2024 for archaeology input. IACom members to be invited to attend the meeting.

A Church representative and Mr Gribble (Author of the Archaeological Assessment) to be requested to be present at this meeting.

CN

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

**12.1 Proposed Total Demolition of the Barn Building on Erf 4269, 13 Main Road, Aan die Weg, Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 4269**

Case No: HWC24041203CN0521

FURTHER REQUIREMENTS:

1. The Committee resolved to undertake a site inspection on Tuesday, 2 July 2024 at 11:00. (HB, SW and GJ).
2. Given that this building will need to be retained the walls need to be stabilised urgently. The Committee requires that this be done forthwith within 5 days of receipt of this letter. HWC is to receive confirmation of compliance by a report containing photographs within 48 hours of stabilisation.
3. Whole bricks from fallen walls to be stacked and protected from the weather. Exposed tops of walls to be covered with damp proof membrane fastened in place.

CN

**12.2 Tribunal Referral for Proposed Total Demolition & Replacement Structure on Erf 55183, 24 Bishopslea Road, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 55183**

Case No: 22070704KB0708E

COMMENT:

As the Committee is unable to understand whether the Tribunal's requirements have been met, the matter is to be referred back to the Tribunal.

SJ

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

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

Case No: HWC23111611KB1127

COMMENT:

The Committee endorses the appointment of Ms. Claire Abrahamse as the heritage practitioner to submit the heritage statement. The Committee endorses the Emergency application report titled, "application for an Emergency Permit in terms of S.34 of the NHRA, 1999, for temporary protection of the structure at 154 Bree Street, Cape Town, Erf 3236", dated 18 June 2024 and prepared by Claire Abrahamse, with specific reference to section 7 on pages 8 to 10.

SJ

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

Case No: HWC24022305SB0319

FURTHER REQUIREMENTS:

1. The Committee requires that the stop works order be issued for all work on site.
2. The current proposal negatively impacts heritage significance and therefore it is strongly advised that the applicant engage a suitably qualified and experienced heritage architect to assist with the revised proposal.
3. Comprehensive documentation to be provided that includes structural and architectural drawings that must clearly distinguish between unauthorised and proposed works.

SB

**13.3 Proposed Additions and Additions, Erf 754, 8 Cheviot Place, Green Point: MA
HM/ CAPE TOWN METROPOLITAN / GREEN POINT / ERF 754**

Case No: HWC23061909SB0826

RECORD OF DECISION:

1. HWC cannot condone illegal work.
2. The Committee endorses the recommendations of the Heritage Consultant.
3. The recommendations of the Heritage Consultant to be included in a heritage agreement to be entered into with the owner of the site.
4. The Heritage Agreement is to include the following:
 - a. The exercising of a minimum bi-weekly monitoring brief by the heritage consultant with monthly report backs to HWC with a final closeout report to HWC within 60 days of practical completion.
 - b. Specifications to ensure material compatibility between new and old fabric.
 - c. A full set of As Built drawings to be submitted.

SB

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

Case No: 19051708AS0517E

FURTHER REQUIREMENTS:

The Committee endorses the findings and recommendations of the site inspection report dated 6 June 2024.

The heritage consultant to assist and advise the applicant with the following:

1. Full scope of works to include a clear set of priorities that list non-negotiable repair work for protection of the building envelope and for minimum compliance with the statutory requirements.
2. A methodology and specification requirements for all remedial work.

3. A comprehensive set of accurate drawings to be used as a base reference for remedial work.

CH

**13.5 Proposed Deviations on Erf 452, 30 Main Road, Hermanus: NM
HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 452**

Case No: HWC24051432CH0522

FURTHER REQUIREMENTS:

The Committee supports the current proposal with the exception of the chimneys as per OHAC comments. The revised proposal to be submitted to HOMs for consideration and approval.

CH

**13.6 Proposed Additions and Alterations on Erf 1177, 49 Buxton Avenue, Oranjezicht: MA
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 1177**

Case No: HWC23101603CSI0527

FURTHER REQUIREMENTS:

1. The Committee supports the rear additions and internal alterations for the current proposal.
2. However, the extension to the front in its current form is not supported.
3. There is no issue in principle with the extension having a contemporary architectural expression provided that it is of a nature that retains the building's grade IIIB status by effective integration of the proposed intervention.
4. The Committee has concerns regarding to the removal of the front door without any clarity as to where it would be relocated in the building.

CSI

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

Case No: HWC23111611KB1127

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2023-AWD00193_AM - Revision 0 prepared by AW from AW Design and dated 16 November 2023 as not impacting heritage significance.

CN

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.