

**Adopted Resolutions and Decisions of the Meeting of Heritage
Western Cape
Built Environment and Landscape Permit Committee (BELCom)**
**Scheduled for 09:00 and held on Wednesday, 27 May 2020 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Erf 13665, 40 Somerset Street, Worcester: NM
HM/WORCESTER/ERF 13665**

Case No: 18120618HB0227E

FURTHER REQUIREMENTS:

1. The Committee supports the proposed repairs and maintenance in principle, however there are concerns regarding the use of unfixed aluminium flashing and the egress of water from the lowest point of the box gutter. It is suggested that continuous water proofing material beneath the tiles be continued and dressed into the box gutter. It is recommended that a more durable waterproofing material be used than proposed.
2. Amended proposal to be submitted to HWC.

TZ

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

**12.1 Proposed Total Demolition of Erf 64484, 11 Pine Road, Claremont: MA
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ERF 64484**

Case No: 2002406WD0304E

Revised proposals were emailed to the Committee and the I & AP's by Ms W Dhansay although not present at meeting.

FURTHER REQUIREMENTS:

The Committee wanted to see the additional information as follow:

1. Revised roof design responding to the surrounding hipped roof buildings.
2. A landscape plan indicating all new landscaping. All existing trees on the site that can be retained are to be retained and are to be indicated as such on the landscape plan.

WD

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

13.1 Proposed Additions and Alterations, Erven 439, 440 & 442, 47 & 49 Napier Street & 13 Jarvis Street, The Village Lodge, De Waterkant: MA HM/ DE WATERKANT/ ERVEN 439, 440 & 442

Case No: 19080507LB0807E

Section 34 application, plans and other relevant documents were tabled for noting. Application not tabled. Staff are awaiting a decision whether a Sect 38 application is applicable to ensure that proper statutory process is followed.

SB

13.2 Proposed Additions and Alterations, Erf 175967, 31 Station Road, Observatory: MA HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 175967

There were unauthorised amendments to what was previously approved.

Case No: 19082807WD1105E

RECORD OF DECISION:

HWC cannot condone/approve unauthorised work. However, given that the unauthorised insertion of new front boundary railings has not negatively impacted heritage significance, the Committee recommends that no charges be laid.

WD

13.3 Proposed Additions and Alterations, Erf 175967, 31 Station Road, Observatory: MA HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 175967

Case No: 1802807WD1105E

On request of the applicant the matter was withdrawn from the agenda.

WD

13.4 Proposed Alterations and Additions, Erf 1017, 6 Hospital Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 1017

Case No: 20030202TZ0304E

On request of the applicant the matter was withdrawn from the agenda.

TZ

13.5 Proposed Alterations and Additions, Erf 1178, 23 Swellengrebel Street, Swellendam: NM HM/OBERBERG/OVERSTRAND/SWELLENDAM/ERF 1178

Case No: 20012013TZ0309E

RECORD OF DECISION:

The Committee resolved to approve the application as this will not negatively impact any heritage resources including the nearby Drostdy Museum.

TZ

13.6 Proposed Alterations and Additions, Erf 301, 26 Loader Street, De Waterkant: NM HM/CAPE TOWN METROPOLITAN/DE WATERKANT/ERF 301

Case No: 20012403TZ0511E

FURTHER REQUIREMENTS:

The Committee supports the proposals in general but requires amendments to the proposals with regard to the following:

1. Street facade treatment that distinguishes the old façade from the proposed façade extension.
2. Front stoep benches, which are to be retained.

TZ

13.7 Proposed Partial Demolition, Additions and Alterations, Erven 15588 and 15589, 428 and 432 Albert Road, Salt River: MA HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 15588 AND 15589

Case No: 20021924JW0413E

FURTHER REQUIREMENTS:

The Committee notes that the applicant has met most of its previous requirements. There are however, various matters that require further investigation i.e.:

1. Investigating treatment of the large blank side elevations to make them more sympathetic in terms of scale and articulation in relation to their surrounds; and
2. Configuration of the profile of the top story to express the vertical termination of the building and assist in scaling it down in appearance.

JW

13.8 Proposed New Office Building on Erf 24639, 209 Main Street, Paarl: NM HM/ PAARL/ ERF 24639

Case No: 20200505SM0511E

RECORD OF DECISION:

The Committee resolved to approve the proposed development as this will not negatively impact Paarl Main Road and its surrounds. Given that the building remains on the site are archaeological remains, aspects related to this part of the development are to be referred to the APM Committee.

SM

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 IZIKO CMP South African National Gallery, Erven 95204, 96132, St. Johns Road, Cape Town:
MA
HM/CAPE TOWN/ERVEN 95204 AND 26132

Case No: N/A

FURTHER ENQUIRIES:

Item has been deferred to a site inspection to take place Friday, 5 June 2020 pending authorization by the CEO.

WD

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions as minuted.

23. CLOSURE

The meeting closed at 14:00.