

**APPROVED DECISIONS OF THE MEETING OF HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Tuesday, 23 November 2016 at the 1st Floor Boardroom, at the Offices
of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Drostdy Museum: MA
HM/ OVERBERG/ SWELLENDAM/ DROSTDY MUSEUM PHS**

Case No: 16042002WD0420M

It was noted that there had been noncompliance with the permit issued on the 6 May 2016 and that further unauthorised work had been undertaken.

The Committee recommended that HWC proceed with legal action.

WD

**11.2 Buffeljagsrivier Bridge, Sugar Bridge, Swellendam: NM
HM/ OVERBERG/ SWELLENDAM/ BUFFELJAGSRIVIER BRIDGE – SUGAR
BRIDGE**

COMMENT

It was noted that the structure has heritage significance. However, further research is required to establish the nature and degree of heritage significance as well as alternative approaches to conservation and sustainability. This need to be proceeded by discussions with the property owner and therefore establishing ownership is an important priority.

WD

**11.3 Proposed Additions, Alterations to Farm Shed and New Structures on
Hazendal, Farm Haasendal 222, Stellenbosch: MA
HM/STELLENBOSCH/FARM HAASENDAL 222**

Case No: 16010502AS1005E/ 16072504AS0810E

DECISION

The Committee resolved that a site inspection be undertaken by the new BELCom. The Committee requires that the exposed wall and gable caps be covered with DPM and secured in place.

AS

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

**12.1 Proposed Total Demolition, Erven 369, 399 and 400 - 1 Gorleston Road, Sea Point: NM
HM/ CAPE TOWN METROPOLITAN/ SEA POINT / ERVEN 396, 399 AND 400**

Case No: 6092212WD1004E

DECISION

The Committee is of the opinion that the building and its context are not worthy of formal protection.

The Committee resolved to approve the total demolition.

WS

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

**13.1 Proposed Additions to the Back, New Front Boundary Wall and Car Port Erf 91470, 29 Sandhurst Road, Wynberg: MA
HM/CAPE TOWN METROPOLITAN/WYNBERG/ ERF 91470**

Case No: 16081507KR0818M

DECISION

The Committee resolved to approve the proposals as having addressed previous concerns.

KR

**13.2 Proposed Replacement of Timber and Steel Windows with Aluminium, Erf 3630, Cape Town Medi-Clinic, 21 Hof Street, Oranjezicht: MA
HM/CAPE TOWN METROPOLITAN/ORANJEZI CHT/ERF 3630**

Case No: 16072509KR0907E

DECISION

The Committee resolved to approve the proposals subject to the section drawings being endorsed to reflect stick-on slim line mullions and being stamped by the case officer.

KR

**13.3 Unauthorised Work, Alteration & Additions to Erf 13536, "Sillery Estate", Sillery Lane, Constantia: MA
HM/CAPE METROPOLITAN/CONSTANT IA/ERF 13536**

Case No: 15111907HB1202E

DECISION

The Committee resolved not to accept the reasons for non-compliance and therefore to revoke the permit.

Despite the opinion of the engineer that the structure was unstable, the Committee was of the opinion that temporary measures to stabilise the structure should have been implemented and that HWC should have been approached to consider an emergency permit for total demolition or alternative remedial measures.

The Committee is of the opinion that heritage significance has been irretrievably lost and recommends that HWC lay charges.

HB

**13.4 Proposed Alterations to "Agricultural Shed" on Farm D'Olyfboom, Farm 29112, Napier Street, Paarl: MA
HM/PAARL/FARM 29112**

Case No: 16090602AS0907E

The matter was removed from the agenda.

AS

**13.5 Proposed Addition of 3 to 4 Storeys to the top of the Old Post Office Building Erf 2051, Old Post Office, Corner of Bird and Plein Street, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSC H/EEF 1051**

Case No: 16050912KR0511M

DECISION

The Committee supports the revised proposals in principle subject to amendments to address three concerns:

- The sloping roof of the new addition.
- The treatment of the projecting slab above the Post Office parapet must ensure that the parapet is the dominant element (consideration should be given to the setting back of the slab from the parapet as well as reducing the thickness of the slab).
- The colour of the setback wall on Plein Street.

The Committee requires the submission of revised proposals and recommends that these be accompanied by street level views.

KR

**13.6 Proposed Additions of a Second Storey and to the Front Boundary Erf 1441, 10 Leeuwenhof Road, Oranjezicht: MA
HM/CAPE TOWN METROPOLITAN/ORANJEZI CHT/ERF 1441**

Case No: 16080801KR0912E

DECISION

The Committee is of the opinion that the building has insufficient heritage significance to warrant formal protection. The Committee resolved to approve the proposals.

KR

**13.7 Unauthorised Work, Alteration & Additions to Erf 26939, 6 Roman Road, Observatory: MA
HM/CAPE METROPOLITAN/OBSERVAT ORY/ERF 26939**

Case No: 15080413HB1022E

DECISION

The Committee noted that unauthorised work had been undertaken and that the scale and lack of street setback of the increased mass of the development had a negative impact on the streetscape.

The Committee recommended the laying of charges.

It was noted that unauthorised work had also been undertaken to 4 Roman Road. It was recommended that this matter be tabled at the next BELCom meeting.

HB

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 Illegal Work, Erf 9701, Corner Burg and Hout Street Cape Town: MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 9701**

DECISION

The Committee is not able to condone unauthorised work. However, the unauthorised work has not damaged heritage significance. It was also noted that the surviving cast iron columns and pressed metal ceiling are being retained as significant elements.

WD

**20.2 Erf 173 - 49 Cabriere Street, Franschoek - Illegal Work – Admin: MA
CAPE WINELANDS/ DRAKENSTEIN/ FRANSCHOEK/ ERF 173**

Case No: 15121502JW1218E

DECISION

The Committee was of the opinion that the reasons for non-compliance have not been adequately addressed and resolved that the permit be revoked. The Committee was of the opinion that the unauthorised work has negatively impacted heritage significance in terms of the scale and massing of the additions and recommended that HWC lay charges.

JW

**20.3 Deviation from Approved Plans - Erf1847: Hout Bay Main Road, Constantia:
MA
HM/ CAPE TOWN METROPOLITAN/ COSTANTIA/ ERF 1847**

Case No: 15111707WD1118M

DECISION

The Committee accepted the motivation outlined in the letter from Mr Hermansen and resolved that the permit not be revoked.

The Committee has no objection to the roof lights and the canopy as these interventions have not impacted heritage significance.

WD

21. NON COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions.

23. CLOSURE

The meeting adjourned at: **13H15**

24 DATE OF NEXT MEETING: 14 December 2016

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____