

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 24 May 2017 in the 1st Floor Boardroom at the Offices of
the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09:07**

1. Opening and Welcome

Mr Graham Jacobs acting as chairperson officially opened the meeting at 09:07 and welcomed everyone present. The chairperson Ms Karen Dugmore Strom arrived at 10:05 and then took the chair from Item 11.1 onwards.

2. Attendance

Members

Ms Karin Dugmore Ström	KDS
Mr Gaarith Williams (left at 16:00)	GW
Mr Graham Jacobs	GJ
Mr Peter Büttgens	PB
Ms Belinda Mutti(left at 14:46)	BM
Mr Mayiji Nyikosa (arrived at 11:44)	MN
Ms Janine de Waal (left at 15:43)	JdW

Members of Staff

Mr Jonathan Windvogel	JW
Ms Penelope Meyer	PM
Ms Katherine Robinson	KR
Mr Andrew September	AS
Ms Heidi Boise	HB
Ms Waseefa Dhansay	WD
Mr Zwelibanzi Shiceka	ZS
Ms Lithalethu Mshoti	LM
Ms Busisiwe Menzela	BM

Visitors

Mr Charl De Villiers	CDV	Ms Wendy Wilson	WW
Ms Olivia Rose-Innes	ORI	Mr Chris Snelling	CSn
Mr Perry Harrison-Hyde	PHH	Mr Shamiel Gamildien	SG
Mr Paul Truscott	PT	Ms Sachy Pdung	SPd
Ms Claire Abrahamse	CA		
Mr Richard Summers	RS		
Ms Clarice Arendse	CA		

Observers

None

3. Apologies

Ms Colette Scheermeyer	CSc
Mr Mike Scurr	MS

4. Approval of Agenda

4.1 Dated 24 May 2017

The Committee approved the agenda dated 24 May 2017

5 Approval of Minutes of Previous Meeting

5.1 Dated 4 May 2017

The Committee approved the minutes dated 4 May 2017 with corrections.

6. Disclosure of Interest

6.1 GJ – 13.12 & 8.2
JdW – 12.3

7. Confidential Matters

7.1 None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

1. Long Street, Piketberg

- a) 1st appeal dismissed- agreed with BelCom
- b) 2nd appeal upheld- disagreed with BelCom (Main Road Piketberg not regarded by the Appeals Com as having a significant streetscape).

2. Clarens Road, Sea Point

- Postponed for site inspection

3. Herold Meander, George

- Appeal dismissed

4. Calais Road, Sea Point

- Postponed for site inspection.

5. Cabriere Street, Franshhoek

- Postponed for site inspection.

PM

8.2 Report back on Stop Works Orders and Charges

- 211 & 212 Bree Street, Cape Town
- Constitution House, Adderley Street, Cape Town

Stop works order pending.

PM

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report

PM

8.4 Email decision of Erf 3326, 17 St. Quintons Road, Gardens

Matter was moved to Item 13.14

AS

8.5 Recording the proceedings of the meetings of HWC Council and its Committees

PM reported back that Council has decided that all committee meetings will be recorded, probably starting June/July 2017 pending policy and procurement finalization.

PM

8.6 Conservation bodies' conduct

Concern was raised that *de facto* parallel heritage approval processes are developing.

Firstly, some local heritage interest bodies are over reaching their mandate as commenting bodies. Secondly the CoCT planning process appears not to be involving HWC as much as it should. A request therefore is made to HWC Council to address this issue via PM.

PM

8.7 Site visits and minutes

- It was noted that members must request permission from the chairperson in order to leave the committee meetings. Each member's departure time to be recorded.
- Staff expressed concern that site meetings had been organized to occur on dates near to the following committee meeting. They requested that the Committee must finalize site meeting dates before closure of each meeting.
- Committee meeting minutes had being finalized later than usual recently.
- Every attempt must be made to record committee decisions as fully as possible during the course of the sitting of the committee.

KR

8.8 Additional appointment to BELCom

Dr Bam has confirmed that she is no longer able to commit herself to attending BELCom. A replacement member is required, particularly a person with experience in historical/social disciplines. The committee therefore requests that this matter be taken up with HWC Council. There is at least one possible candidate with the appropriate credentials willing to be co-opted at short notice to become part of the committee.

KR

9. Standing Items

9.1 Site Inspection

- Erf 44217, UCT Lower Campus, Up-Along Cottage, Lover Walk, Rondebosch.
- Erf 25447, 200 Lower Main, Observatory.
- Erf 11965, 35 Regent Road, Woodstock.
- Erf 10905, Steenberg Road, Tokai.
- Erf 390, 2 Worcester Road, Sea Point.
- Erf 67163, 1 Malton Road, Wynberg.

10. Appointments

10.1 None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Upgrade of Signage on PHS site Erf 118877, Protea Hotel Mowbray, Liesbeek Avenue, Mowbray: NM HM/CAPE TOWNMETROPOLITAN/MOWBRAY/ERF 118877

Case No: 17012010KR0425M

Ms Katherine Robinson made a PowerPoint presentation.

Among other things, the following was discussed:

- The need to mitigate the visual impacts on the historic werf.

INTERIM DECISION

The Committee approves Alternative 2 on the document named “proposed first party Signage as supported by Council”, with the following conditions:

- The position as illustrated is approved.
- The sign needs to be charcoal grey on the back.
- The sign needs to be incorporated as an element in a landscape proposal.
- Planting needs to be incorporated between the back of the sign and the werf complex to appropriately mitigate visual impacts on the historic werf including the cemetery.
- The final design, including the sign and landscape concept, to be submitted to BELCom for final approval.

KR

11.2 Proposes Addition and Alterations of The Rose Bar on PHS, Erf 377, Alphen Estate, Constantia: NM HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 377

Case No: 17040605KR0426M

Ms Katherine Robinson made a PowerPoint presentation.

Among other things, the following was discussed:

- The committee noted that the design has been carried out in line with previously accepted precedent and indicators, but noted further that the footprint of the new Rose Bar is deeper than the illustrated precedents.
- The gasket linking the existing building fabric and the proposed extension is not illustrated in the report or drawings provided.
- Mechanical ventilation to protect fragile walls and roofing of the mill is required.
- The need for subsurface work to be subject to archaeological monitoring.
- The number and location of replacement trees. The heritage consultant noted that the trees do not relate to a formal pattern of planting. The special role, in design terms, of the trees lies in the fact that they frame the Manor building, and their heritage significance is similarly related to their role as a framing element.
- The colour of the metal work.

RECORD OF DECISION

- A revised proposal taking into account the discussion above must be submitted to HOMs for assessment and approval.

- The committee agreed that two new mature oak trees must be planted immediately below the proposed Rose Bar at the lower level. A third mature oak tree must be planted to the west on the upper level as determined by landscape/service constraints. This should be as close to the Rose Bar as possible.
- The final drawings must illustrate the gasket element separating the new proposal and the existing building.
- All subsurface work associated with the mill is to be monitored by an archaeologist with historical archaeological experience and expertise.

KR

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

12.1 Proposed Total Demolition on Erf 44217, UCT Lower Campus, Up-Along Cottage, Lovers Walk, Rondebosch: MA HM/CAPE METROPOLITAN/RONDEBOSCH/ERF 44217

Case No: 16110113HB0331E

Ms Heidi Boise made a PowerPoint presentation.

Among other things, the following was discussed:

- The planting along Lover's Walk and around the two cottages considered for demolition is of very high contextual significance.

RECORD OF DECISION

- The Committee is in agreement with the heritage consultant that both structures are not conservation worthy.
- The dwelling closest to the UCT Ballet School may not be older than 60 years.
- The Committee resolved to approve the demolition of both staff houses with the condition that the heritage indicators contained in the Baumann & Winter report of 2008 are adhered to.

HB

12.2 Proposed Total Demolition on Erf 25447, 200 Lower Main Road, Observatory: MA HM/CAPE METROPOLITAN/ OBSERVATORY/ERF 25447

Case No: 17021601HB0327E

Ms Heidi Boise made a PowerPoint presentation.

- CoCT have graded the site grade IIIC and the property falls within an HPOZ.

Among other things, the following was discussed:

- PB reported back on a site inspection with GJ.
- The property contains a significant amount of historic fabric although the extent of this was difficult to determine because of the amount of late 20th century accretions which included boarded over shop front and extensive partitioning of the interior.
- The submission does not clarify the extent of the historic fabric, nor has any historic fabric analysis been provided.
- There is also a lack of context and streetscape analysis.

- The proposals as shown are over scaled for the context.

INTERIM COMMENT

- The grading will be reviewed once additional information has been provided.
- A heritage practitioner must establish significance and provide design indicators.
- The Committee is unlikely to approve total demolition. Alternatives to total demolition need to be explored under the guidance of an architect with suitable heritage experience.

HB

12.3 Total Demolition of Structure on Erf 386-RE, 273 Longmarket Street, Bo Kaap: MA HM/CAPE TOWN METROPOLITAN/BO KAAP/ERF 386-RE

Case No: 17013102KR0201E

Ms Katherine Robinson made a PowerPoint presentation.

JdW recused herself and left the room.

Among other things, the following was discussed:

- The Social History Study prepared by Vida Memoria Heritage consultants was considered by the committee to have effectively captured the importance of the site and its locale, available through desktop research.
- Ms Poking, on behalf of the Bo-Kaap Civic, requested a further 30-day consultation period to allow broader public consultation. The Committee questioned whether the Bo-Kaap Civic has not already had sufficient time for consultation, given the extended time period whilst the social history study has been drawn up. Ms Poking noted that until recently the Civic had unfortunately not been aware that they could have been canvassing the broader community. The Committee also accepted that Ms Poking had not had prior sight of the Vida Memoria study and had only had a brief opportunity to scan the document a few minutes before commenting. Furthermore, it was noted that much of a further commenting period would occur during Ramadan, which would make it very difficult for any interested parties within the broader community to comment within anything less than 30 days.
- The Social desktop research methodology had highlighted the ownership and family histories. Ms Poking noted a concern that assessment of the cultural value of the resource in terms of its community function, especially having functioned as the noon gun tea room, was not comprehensive. Ms. Poking requested an opportunity to capture the stories related to the resource and understand its significance beyond the built fabric.

RECORD OF DECISION

- The Committee agreed with the I&AP's request that a further 30 day public participation process is initiated. The committee requires that that the applicant initiates this further 30-day public participation process, for the reasons discussed above.
- The heritage practitioner must collate any comments arising from this public participation process in a report.
- The heritage practitioner must establish whether any commentary arising from renewed public participation impacts on previous decisions regarding significance and thus decide whether or not recommendations previously made to BELCom need to be amended.

- Once the above are submitted, BELCom will carry out a site visit.

KR

12.4 Proposed Total Demolition of Structure on Erf 67163, 1 Malton Road, Wynberg: MA HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 67163

Case No: 17030608KR0308E

Ms Katherine Robinson made a PowerPoint presentation.

Among other things, the following was discussed:

- PB and GJ reported on site visit. See Annexure SI 1.

RECORD OF DECISION

- The Committee agreed that the building is not conservation worthy.
- The Committee resolved to approve the total demolition.

KR

12.5 Proposed Total Demolition - Erf 1489 - 12 Bradwell Road, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1489

Case No: 17042814WD0503M

Among other things, the following was discussed:

- I&APs are on record at HWC requesting to view proposals for the site with a view to giving input on the possibility of demolition.
- HWC have received objections and concerns from members of the public regarding lack of consultation by the applicant.

RECORD OF DECISION

- The Committee requires that the applicant initiates a 30-day public participation process.
- The heritage practitioner must collate any comments arising from this public participation process in a report.
- The heritage practitioner must establish significance and decide on whether recommendations regarding design indicators are necessary and if so to provide such indicators.
- Once the above are submitted BELCom will carry out a site visit.

WD

12.6 Proposed Total Demolition at Erf 887, 4 Rugby Road, Oranjezicht: NM HM/CAPE METROPOLITAN/ORANJEZICHT/ERF 887

Case No: 17042410HB0503E

Ms Heidi Boise made a PowerPoint presentation.

Among other things, the following was discussed:

- CIBRA have provided a comment that they support the demolition, only if a three-storey limit is set. The committee notes that this is in line with the zoning scheme (SR1 zoning, 3 m to wall plate height).
- The area is outside any declared HPOZ.

RECORD OF DECISION

- The Committee resolved that HOMs will do a site visit before making a decision on the demolition.

HB

12.7 Proposed Total Demolition - Erf 1418 - 16 Bradwell Road, Vredehoek: NM HM/ CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1418

Case No: 17042812WD0503M

Ms Waseefa Dhansay made a PowerPoint presentation.

Among other things, the following was discussed:

- I&APs are on record at HWC requesting to view proposals for the site with a view to giving input on the possibility of demolition. HWC have received objections and concerns from members of the public regarding lack of consultation by the applicant.

RECORD OF DECISION

- The Committee requires that the applicant initiates a 30-day public participation process.
- The heritage practitioner must collate any comments arising from this public participation process in a report.
- The heritage practitioner must establish significance and decide on whether recommendations regarding design indicators are necessary and if so to provide such indicators.
- Once the above are submitted BELCom will carry out a site visit.

WD

12.8 Proposed Total Demolition of Structure On Erf 390, 2 Worcester Road, Sea Point: NM HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 390

Case No: 17021608KR0309E

Ms Katherine Robinson made a PowerPoint presentation,

Among other things, the following was discussed:

- GJ and PB reported back on the site inspection. (see site inspection report attached as annexure S12)

RECORD OF DECISION

- The CoCT has not graded the building. Is it not within either a declared or proposed HPOZ. The committee resolved that is it not of architectural significance and the context is not significant. The building is not conservation worthy.
- The Committee resolved to approve the total demolition.

KR

**12.9 Proposed Total Demolition - Erf 1104 - 60 Vredehoek Avenue, Vredehoek: NM
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK / ERF 1104**

Case No: 17042810WD0503M

Ms Waseefa Dhansay made a PowerPoint presentation

Among other things, the following was discussed:

- I&APs are on record at HWC requesting to view proposals for the site with a view to giving input on the possibility of demolition.
- HWC have received objections and concerns from members of the public regarding lack of consultation by the applicant.

RECORD OF DECISION

- The Committee requires that the applicant initiates a 30-day public participation process.
- The heritage practitioner must collate any comments arising from this public participation process in a report.
- The heritage practitioner must establish significance and decide on whether recommendations regarding design indicators are necessary and if so to provide such indicators.
- Once the above are submitted BELCom will carry out a site visit.

WD

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

**13.1 Proposed addition and alteration to Erven 9778 & 9779, 211 & 212 Bree Street,
Cape Town: MA
HM/CAPE METROPOLITAN/CAPE TOWN/ ERVEN 9778 & 9779**

Case No: 170307017WD0314E

Among other things, the following was discussed:

- Unauthorised work has commenced on site.

RECORD OF DECISION

- The committee cannot condone unauthorised work. However, it is of the opinion that heritage resources have not been negatively impacted on.

HB

**13.2 Additions and Alterations - Erf 11965, 35 Regent Road, Woodstock: MA
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 11965**

Case No: 170307017WD0314E

Among other things, the following was discussed:

- The second storey is not generally in keeping in the immediate streetscape.

RECORD OF DECISION

- The site is in a proposed HPOZ. The CoCT has graded the house IIC. The Committee agrees with this.

- The Committee approves a second floor in principle but does not support the enclosure of the stoep and the conversion to a garage, of the street facing spaces.
- A revised proposal, with the ground floor intact (as per the historic/ current form) needs to be submitted.
- The revised proposal needs to be submitted to HOMs for assessment and, if/ when approved by HOMS, for HOMS approval.

WD

**13.3 Proposed Additions to Existing Structure & Alteration on Erf 10905, Steenberg Road, Tokai: MA
HM/ CAPE METROPOLITAN/TOKAI/ERF 10905**

Case No: 16111705HB1122E

Ms Heidi Boise made a PowerPoint presentation.

A report back on a site visit by PB and GJ was presented.

Among other things, the following was discussed:

- The Committee were not quorate.
- Extensive works have commenced on site: these contravene Section 38 of the NHRA (due at least to the size of the property).
- The building has been extensively vandalised. However, a significant amount of historic masonry remains with visible evidence of lime plaster on various exposed parts of inner wall fabric.
- Closer examination of the fabric suggests that parts of the building are likely to date from earlier than 1880.
- The argument in the submission that the building was originally roofed with corrugated iron is not sufficiently convincing in light of closer fabric inspection.
- Consequently, the information supplied in the application is insufficient for this committee to make an informed decision.

RECOMMENDATION

- The Committee recommends that a stop works order be issued in terms of a contravention of Section 38 of the NHRA, and that the building be secured in the interim.
- A NID application is to be submitted to HWC.
- Further fabric analysis will be required to inform the heritage significance, conservation strategy and changes to the building.

HB

**13.4 Proposed Addition and Alteration to Erf 1341, 7 Rael Street, Tamboerskloof: NM
HM/CAPE METROPOLITAN/TAMBOERSKLOOF/ ERF 1341**

Case No: 17032908HB0504M

Item removed from agenda

HB

**13.5 Proposed Additions and Alterations - Erf 188 - 8 Gladstone Street, Oranjezicht:
MA
HM/ CAPE TOWN METROPOLITAN/ORANJEZICHT/ ERF 188**

Case No: 17040509WD0503M

Ms Waseefa Dhansay made a PowerPoint presentation.

Among other things, the following was discussed:

- The CoCT had graded the building IIIB and it is in a HPOZ.

RECORD OF DECISION

- The Committee resolved to do a site visit (PB,MS,JdW & KS to attend site visit) Tuesday 6th June 2017.

WD

**13.6 Unauthorised Work - Proposed addition & alteration to Erf 815, 2 Holmirth
Road, Sea Point: MA
HM/CAPE METROPOLITAN/SEA POINT/ERF 815**

Case No: 17031603HB0426M

Ms Heidi Boise made a PowerPoint presentation.

Among other things, the following was discussed:

- The Committee was not quorate.
- From the documents presented, the impact on this Grade IIIC building appears to be minimal.
- The CoCT does not support the application.

RECOMMENDATION

- The Committee decided that HOMs must do a site inspection to further determine heritage impact, and to assess the application further accordingly.

AS

**13.7 Proposed Addition and Alteration to Erven 4530 & 4531, Town Square,
Adderley Street, Cape Town: MA
HM/CAPE METROPOLITAN/CAPE TOWN/ ERVEN 4530 & 4531**

Case No: 17021302HB0418E

Among other things, the following was discussed:

- The building is graded Grade IIIB by the CoCT and falls within an HPOZ.
- The feasibility of servicing the existing metal windows needs to be further explored.

RECORD OF DECISION

- The Committee resolved to do a site visit (PB,MS,JdW & KS to attend site visit) Tuesday 6th June 2017.

HB

**13.8 Proposed Additions and Alterations to Existing Structure on Erf 68, 25
Camberwell Road, Sea Point: MA
HM/CAPE TOWN METROPOLITAN/ERF 68**

Case No: 17012603KR0503E

Ms Katherine Robinson made a PowerPoint presentation.

Among other things, the following was discussed:

- The Committee was not quorate.
- The section does not reflect what is shown in the elevations.
- The Committee does not support the proposal in its current form - although notes that roof accommodation, per a different design resolution, may be possible.

RECOMMENDATION

- The Committee resolved to undertake a site inspection on the 6th of June 2017(PB,MS,KS).

KR

**13.9 Proposed Alteration to an Existing Structure - Erf 94853 - 14 Faure Street,
Gardens: MA
HM/ CAPE TOWN METROPOLITAN/GARDENS/ERF 94853**

Case No: 17041202WD0424M

Matter withdrawn from the agenda.

WD

**13.10 Proposed Partial Demolition and Alteration at Erf 124, 18 Quendon Road, Sea
Point: NM
HM/CAPE METROPOLITAN/SEA POINT/ERF 124**

Case No: 17030609HB0308E

Ms Heidi Boise made a PowerPoint presentation.

Among other things, the following was discussed:

- No drawings were provided.
- The impacts on heritage significance will be low.

DECISION

The Committee resolved to approve the complete demolition of the garage and study only, with the following conditions:

- A plan and elevation of the garage and study, which includes the adjacent wall (with relevant openings) of the house itself must be submitted to HOMs showing the bricking up of any openings after demolition.
- The drawings must be submitted to HOMs for approval.

HB

13.11 Proposed Alterations and Additions to Erf 4685, 10 Plein Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 4685

Case No: 17042003KR0420E

Ms Katherine Robinson made a PowerPoint presentation.

Among other things, the following was discussed:

- The Drakenstein heritage survey grades the structure as IIIC.

RECOMMENDATION

- The committee was not quorate.
- The Committee agreed that the house is a Gr IIIC.
- The garage door must be either two single doors separated by a brick pier or a double door visually defined into halves with a central divider as supplied by the door manufacturer.
- The proposed windows are to be in keeping with the proportions of those of the existing house.
- The existing louver to remain in place or be a glazed element with shutter.

KR

13.12 Unauthorised Work- Alteration & Addition to Constitution Housed at Erf 3719, Adderly Street, Cape Town:NM HM/CAPE METROPOLITAN/CAPE TOWN/3719

Case No: 17021301HB0469E

Application documents were tabled.

Ms Heidi Boise made a PowerPoint presentation.

Among other things, the following was discussed:

- The building is graded Grade IIIC by the CoCT and falls within an HPOZ.
- The feasibility of servicing the existing metal windows needs to be further explored.

RECORD OF DECISION

- The Committee resolved to do a site visit (PB,MS,JdW & KS to attend site visit) Tuesday 6th June 2017.

HB

13.13 Proposed addition & alteration to Erf 224, 29 Piet Retief Street, Tulbagh: NM HM/CAPE TOWN METROPOLITAN/MOWBRAY/ERF 118877

Case No: 16112205HB1215E

Ms Heidi Boise made a PowerPoint presentation.

Among other things, the following was discussed:

- The report does not include design indicators. Design indicators must inform the proposed alterations.
- The design approach, which attempts taking the building stylistically into a Victorian idiom is questioned.

- The original sequence of space internally is disrupted significantly in the sketch proposal. This significant amount of alteration work to the interior is proposed without the proposed changes being informed by detailed fabric analysis.
- The three garages on the street are disruptive to the rural streetscape.
- Drawings do not indicate certain items; for instance, the outside staircase and the boundary wall and fence.

INTERIM COMMENT

- The Committee was of the opinion that due to its layered history and relatively early date of initial construction (1860) that the building is grade IIIB.
- The heritage report needs to be extended to include detailed fabric analysis and design indicators.
- The removal of the outside staircase is problematic and not supported.
- The change in the roof scape is too drastic and a simpler solution needs to be explored.
- Regarding the street facing façade, Option Two (as provided in the application) is the somewhat preferred option – however, this does not mean that “Option Two” is approved. It is noted that further design development for this “Option Two” is required – in line with the discussion above.

HB

13.14 Erf 3326, 17 St. Quintons Road, Gardens

Mr Andrew September made a PowerPoint presentation.

Among other things, the following was discussed:

- The proportion of roofing material versus window surface in the mansard part of the roof requires further roof area in relation to window surface area.

RECORD OF DECISION

The Committee resolved to approve the proposal subject to the following conditions:

- Windows in the mansard part of roof are to be narrower and grouped, such that there is more roof and less window area.
- The drawings must be submitted to HOMs for approval.

AS

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

20 OTHER MATTERS

20.1 None

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: 16:46

24 DATE OF NEXT MEETING: 28 June 2017

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____

APPROVED

Annexure S1

1 MALTON ROAD WYNBERG

Submitted by Graham Jacobs

Land Parcel Type: Urban

Erf/Farm No.: 67163

HWC file No.:

Street Address: 1 Malton Road, Wynberg

Registered Owner:

Grading: IIIC (CoCT) (Not worthy of grading in my view)

Nature of Application:

Total demolition

Date of Site Visit:

Thursday 31 January 2017

HWC Representatives:

Graham Jacobs, Peter Buttgens (BELCOM)

Met on Site By:

The owner

Reasons for Site Inspection:

1. To verify the nature of significance of the property in the face of an application for full demolition, and to check the nature of the abutting streetscapes.

Findings of Site Inspection:

1. The subject site is opposite a large multi-storey block of flats on the opposite site of Malton Road (currently under construction), and largely shielded from the surrounding street by high walls, heavy tree canopies and creepers. The streetscape includes various other blocks of flats including one directly next door.

The property contains another outbuilding of relatively recent construction, used by the owner as a studio.

2. Access was provided by the owner. An examination of the interior of the main house confirms that it started out as a small cottage on a large stand, has been extensively altered and extended on all sides over subsequent years (latter 20th C early 21st C). This includes a first-floor timber framed and skim plastered extension. There is very little left of the original fabric apart from a timber floor with rotting floorboards (the 'landlocked' nature of the extensions over time have blocked ventilation to the subfloor space).

3. Given these factors, the general lack of noteworthy historic fabric and the overall architecturally non-descript nature of the structure, I consider this structure to have insufficient significance to warrant grading.

Recommended Action:

No objection to all structures on the property being demolished. A good group of mature trees along the common boundary with the immediately adjacent block of flats should be retained and incorporated into the new development if possible (The subject site falls within a proposed CoCT HPOZ).