

**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 Wednesday, 22 April 2026 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Erf 501, 8 Long Street, McGregor: MA
HM/ LANGE BERG / MCGREGOR / ERF 501**

Case No: Erf 501

FURTHER REQUIREMENTS:

The Committee notes the proposed box gutter details. In order to adequately mitigate the risk of water ingress at this junction. The following is required:

1. The junction between the thatch eave overhang and the double storey addition must be completely redesigned. Access across the entire length of the valley gutter must be provided. A standard approach is a minimum 900mm wide waterproofed walkable valley gutter which drains to two sides. The architectural solution to include engineering input.
2. The vertical wall alongside the box gutter to be per engineer's advice and to be a cavity wall to deal with the damp conditions.
3. Detailed drawings must be submitted to HWC indicating:
 - a. Valley gutter width, falls, and outlets
 - b. Waterproofing build-up and flashing details
 - c. Junction between roof structure, box gutter, and cavity wall
4. Ahead of submission to HWC, revised proposals to be submitted to the McGregor Heritage Society requesting their comment and allowing 14 days commenting period.

SB

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

12.1 None

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

13.1 None

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.