

**Adopted Resolutions and Decisions of the Meeting of Heritage Western
Cape**

Built Environment and Landscape Permit Committee (BELCom)

**Scheduled for 08:00 and held on Thursday, 10 December 2020 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Minor Alteration & Additions of Erf 7779, 140 Main Road, Hout Bay: MA
HM/ CAPE TOWN METROPOLITAN/ HOUT BAY / ERF 45427**

Case No: 19080619SB0807E

RECOMMENDATION:

The Committee commends the applicants on a comprehensive document. There are however a few items that could be include/ clarified:

1. The use of lime mortars and renders as opposed to Portland cement in future maintenance and repair.
2. The design unification of the balustrading on the front and side of the homestead and the palisade screening now being introduced.

SB

**11.2 Refurbishment of the Auditorium, Allied Spaces and Services - Erf 4942, City Hall, Cape
Town: MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942**

Case No: 17103111WD1101M

RECORD OF DECISION:

The Committee notes that this submission is urgent based on budgetary constrains. However, given the permanence of a proposed concrete replacement floor and the high significance of the building, the Committee is not able to approve the application based on the information provided. Further alternatives need to be explored with the introduction of concrete to be considered as a last resort.

WD

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

**12.1 Proposed Total Demolition on Erf 189, 4 Saunders Road, Bantry Bay: NM
HM/CAPE METROPOLITAN/BANTRY BAY/ERF 189**

Case No: 20110312KB1105E

RECORD OF DECISION:

1. The Committee does not consider the subject building to have sufficient significance to warrant retention and inclusion on HWC's heritage register.
2. The Committee notes that the subject site does not fall either within a proposed or declared HPOZ. Furthermore, the Committee does not consider the surrounding area to

have sufficient significance to warrant the application of the Gees judgement, i.e. not worthy of this Committee's intervention regarding the design of the replacement building.

Taking the above factors into account, the Committee approves the demolition of the subject building.

KB

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

13.1 Proposed Alterations and Additions, Erf 46972, 84 Campground Road, Rondebosch: MA HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46972

Case No: 20080310ND0805E

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements on condition that:

1. The projecting canopy of the gasket/ transitional element between old and new is at the level indicated on Option 3 but with the roof level retained as in image 002.
2. The detailing of the rain water gutter across the diagonal gable end be resolved.

Revised drawings to be submitted to HWC for stamping.

ND

13.2 Proposed alterations and additions on Erf 9795, Spaanschemat River Road, Constantia: MA HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 9795

Case No: 20100109

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements.

The Committee recommends that the curves (scotias) to the proposed lintels be reconsidered from a practical perspective.

TZ

13.3 Proposed Alterations and Additions to Farm 261 Mo-Pama Swellendam: MA HM/SWELLENDAM/FARM 261

Case No: 20061506SM0619E

FURTHER REQUIREMENTS:

The Committee supports the heritage report prepared by the heritage consultant and is in general agreement with the heritage indicators. However, the Committee is having difficulties understanding the full scope and implications of the proposal. To make this clearer, the Committee requires the proposals to be coloured on both plan, elevations and sections using

standard colour conventions for the various new elements. (It is reminded that this is a requirement for building plans submitted to HWC to distinguish clearly between what is existing and what is proposed, amongst others).

Concerns include the following, amongst others (further concerns may arise once the full scope of the proposal understood):

1. The widths of the proposed internal door openings;
2. The practical implications of proposed fabric removal;
3. The blank rear façade of the new kitchen extension;
4. The resolution of junctions between old and new; and
5. Lack of information regarding the use of compatible mortars, plasters and renders.

SM

**13.4 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.

FURTHER REQUIREMENTS:

The Committee has insufficient information to be able to consider this submission at this stage. Further information is required with regard to the following amongst others:

1. Providing clear distinctions between the unauthorised and proposed work;
2. Identifying “heritage hotspots”, sensitive fabric and other aspects of significance which have, or are likely to have (in the case of the proposed work) negative impacts on heritage significance; and
3. Recommendations regarding the mitigation of negative heritage impacts, where applicable.

The Committee reminds that HWC cannot condone illegal work. If illegal work is currently in progress, the Committee urges HWC to ensure that such work is stopped immediately.

The additional work including addressing the above points to be provided by 28 February 2021. I&APs to be given at least 14 days to scrutinise the additional information. I&APs comments to reach HWC by 16 March 2021.

SB

**13.5 Proposed Alterations and Additions, Remainder Farm 1416, Verdun Road, Franschhoek: NM
HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/REMAINDER FARM 1416**

Case No: 20102802TZ1104E

FURTHER REQUIREMENTS:

The Committee notes the high degree of significance of the subject site and its setting and has reservations regarding the following amongst others:

1. The elaborate reproduced historicist main gables;
2. The fact that the proposals do not include thatched roofs;

3. The proposed roof lights that tilt across the eaves on the south east and north east elevations; and
4. The rationale for the raising of the walls and how the intervention will be integrated tectonically.

Given the significance of the site and its context, and if the applicant wishes to pursue the introduction of the above gables and roof lights, the Committee will require more detailed information regarding this proposed work and underpinning rationale.

TZ

13.6 Proposed Alterations and Additions, Erf 1187, 371 & 373 Main Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/ PAARL/ERF 1187

Case No: 20081708ND1119E

FURTHER REQUIREMENTS:

The Committee has no objections in principle to the proposed rear addition although it requires more information regarding its detailing.

Furthermore, the Committee has insufficient information to be able to consider further aspects of this submission at this stage. Further information is required with regard to the following, amongst others:

1. A heritage statement that includes the identification of “heritage hotspots”, sensitive fabric and other aspects of significance, where applicable.
2. A clear distinction between the proposed and existing fabric. All proposed interventions to be coloured using the standard convention for building plan submissions indicating the nature of the new fabric (existing fabric be indicated in grey). This to be indicated on all plans, elevations and sections.

The Committee expressed concerns regarding the amount of wall fabric to be removed. This includes the structural consequences of this fabric removal.

The Committee strongly recommends that a heritage practitioner with appropriate architectural heritage experience be engaged to assist.

ND

13.7 Proposed Alterations and Additions on Erf 29379,9 Kew Road, Mowbray: NM HM/CAPE METROPOLITAN/MOWBRAY/ERF 29379

Case No: 19112716KB1030E

FURTHER REQUIREMENTS:

It is not clear what the extent of the unauthorised deviations is. It is also not clear to what extent, if at all, the unauthorised deviations impact heritage significance in terms of both the building and its broader context which falls within a HPOZ. This needs to be clarified. Supplementary information to be submitted to HWC by not later than 31 January 2021.

KB

**13.8 Proposed Alterations and Additions, Erf 714_3 Milner Road, Sea Point: NM
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 714**

Case No: 20102304ND1028E

FURTHER REQUIREMENTS:

The Committee has concerns regarding the scale and massing of the proposal. Revised proposals are therefore required that address these issues in terms of the above as well as relationship to slope and broader street setback patterns. Considering these factors and in order for the applicant to motivate an appropriate alternative, a wider and broader study of the streetscape is required.

ND

**13.9 Proposed Minor Workson Erf 6488, 146 High Street, Oudtshoorn: NM
HM/CENTRAL KAROO/ OUDTSHOORN/ERF 6488**

Case No: 20100704KB1028E

RECORD OF DECISION:

The Committee approves the re-painting of the roof, timber work, cast ironwork including colonnades, and boundary railings. The Committee also approves the maintenance of the rain water, gutters and down pipes.

FURTHER REQUIREMENTS:

Should the work involve further interventions including more complex work such as stone repair and repointing, the Committee will require more information given the particularly high significance of this building. These particulars would include, amongst others:

1. A hierarchy of proposed interventions from most to least urgent and;
2. Specifications for the selection, preparation and application of the appropriate materials.

The Committee would expect the heritage consultant to be present should such additional aspects be tabled at Committee in the future.

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**13.10 Proposed Alterations and Additions on Erf 46723,5 Kingbury Park Road, Rondebosch: NM
HM/CAPE METROPOLITAN/RONDEBOSH/ERF 46723**

Case No: 20101308KB1103E

FURTHER REQUIREMENTS:

The Committee notes that although the subject site does not fall within a formally identified HPOZ, this area has not yet been studied with regard to its heritage significance. The Committee is not clear as to the significance of the existing building on the property either. Consequently before this application can be properly assessed, the Committee requires the following, amongst others:

1. A heritage statement indicating the significance (or lack thereof) of the subject building;
2. A clear indication of how this building relates to its spatial context including streetscape;
and

3. Sufficient visual material for the Committee to determine whether the streetscape has special architectural/ aesthetic qualities.

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13.11 Proposed Alterations and Additions on Erf 11139-11140, 3 3A Sussex Street ,Woodstock: NM HM/CAPE METROPOLITAN/WOODSTOCK/ERF 11139-1114

Case No: 20009807KB1019E

FURTHER REQUIREMENTS:

The Committee notes that while the subject dwellings have in this instance lost their architectural significance, the site does occupy a transitional position between a large corner development which is shortly to be constructed and the residential terrace of which it forms a part. The site is also just outside the edge of a HPOZ.

The Committee consequently has no concerns in principle with the heights of the proposed development. However, it does have reservations in regard to the envelope, scaling elements currently proposed, and street interface.

The Committee recommends that further alternatives be explored with regard to setbacks and roof configuration to present a frontage that is not sheer across its full height. Alternative roof configurations that would assist in scaling down the street frontage should also be considered. However, the Committee does support the inclusion of overhead balconies.

The Committee recommends that it would be more comfortable for future residents if the units to the rear were to be orientated to catch more sunlight.

KB

13.12 Proposed Alterations and Additions on Erf 670,3 Alices Ride Pinelands: NM HM/CAPE METROPOLITAN/PINELANDS/ERF 670

Case No: 20102201KB11203E

FURTHER REQUIREMENTS:

The Committee has insufficient information to assess this submission which requires the Committee to have a clearer understanding of the proposals in relation to their surrounds (the site falls within a HPOZ). The following additional information is required amongst others:

1. Annotated photographs of the site in relation to the streetscape, preferably with a 3D massing model of the proposals inserted. The inclusion of existing and proposed trees on the property is also advised.
2. Sufficient information to address questions around proposed roof configurations, junctions between the existing and proposed structures and possible blank façades.

The applicant to ensure that plans and elevations are consistent and that new work is clearly distinguished from the existing. The revised proposals to be forwarded to the Heritage Advisory Committee of the Pinelands Ratepayers Association which should be given at least 14 days in which to peruse.

KB

**13.13 Proposed Alterations and Additions, Erf 14901, 102 Main Road, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 14901**

Case No: 20091705ND1116E

FURTHER REQUIREMENTS:

The Committee supports the proposal in principle while agreeing with the recommendation of Paarl 300 that the positions and sizes of the replacement windows be determined by on site investigations monitored by a suitably qualified and experienced architectural heritage professional. Revised drawings to be submitted to HWC for stamping.

ND

**13.14 Proposed Alterations and Additions on Erf 45,8 Onsebaai, Kleinbaai: NM
HM/KLEINBAAI/ERF 45**

Case No: 20100702KB1030E

FURTHER REQUIREMENTS:

HWC cannot condone unauthorised work.

The Committee has insufficient information to properly assess whether and to what degree heritage significance has been impacted. The Committee therefore requires the following amongst others, to provide further clarity with regard to the site:

1. A concise heritage statement that identifies areas of heritage sensitivity on the site and within the building;
2. An indication of the impact of the proposals on the relevant sensitive fabric; and
3. A clear distinction between surviving fabric to be retained and the proposed new work.

The assistance of a suitably qualified and experienced heritage architectural professional is strongly recommended.

The additional information to be submitted to HWC by no later than 28th February 2021.

KB

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 Erf 5416, 11-15 ALbertus Street, Salt River, Cape Town: NM
HM/CAPE TOWN/SALT RIVER/ERF 5416**

Case No: N/A

ADVICE:

The heritage significance of the structure was discussed as was public safety. It was advised that within that ambit, the architects provisionally proceed as it was evident from the information provided that the building posed a danger in its current state.

It was further advised that demolition work proceed in incremental stages with a view to retaining as much historic material as possible.

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20 OTHER MATTERS

20.1 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions as minuted.