

**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, 26 October 2022 via  
Microsoft Teams**



**MATTERS DISCUSSED**

**11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

11.1 None

**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 Proposed Additions and Alterations on Erf 145939, 8 Hiddingh Avenue, Newlands: NM  
HM/CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 145939**

**Case No:** 22092601CH0928E

**FURTHER REQUIREMENTS:**

The Committee notes certain discrepancies between the drawings submitted and the photographs provided. Before the Committee can consider this matter further, it would be essential that accurate information is provided in the form of:

1. The historical context (Lauren Muller);
2. The measured drawings for replacement of historic front door; and
3. An updated method statement.

The Committee resolved to undertake a site inspection on Monday, 7 November 2022 at 12:00 (DB, SJ, HvdM, GJ and WP)

**CH**

**13.2 Proposed Additions and Alterations on Erf 3035, 51 Bryant Street, Bo-Kaap: MA  
HM/ CAPE TOWN METROPOLITAN/ BO-KAAP/ ERF 3035**

**Case No:** 22091502RG0915E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2120 00\_001; 2120 20\_201; 2120 20\_202; 2120 20\_203; 2120 20\_204; 2120 22\_201; 2120 21\_201, dated 21 July 2022 and prepared by Objek Architecture-Interiors-Design as not negatively impacting heritage significance on conditions that:

1. That the proposed re-use of the material of the historic stone plinth be reapplied in using similar techniques and expressed as a plinth, not as cladding;
2. That the detailing of the street facing façade be retained and restored with special attention to existing plaster mouldings and patterns;
3. That lime plaster and renders be used on or historic clay fabric; and
4. That the project be monitored by an architect with heritage experience and that a closeout report be submitted within 30 days of practical completion.

**13.3 Proposed Additions and Alterations on Erven 3080 and 3081, 220-222 Upper Buitengracht, Street, Bo-Kaap: MA  
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERVEN 3080 & 3081**

**Case No:** 22091208TZ0915E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered (LA)000/ (LA)100/ (LA)101(LA)103/ (LA)104/ (LA)201/ (LA)202/ (LA)203 / (LA)204/ (LA)301/(LA)302 & (LA)303 prepared by Open City dated 22 August 2022, as not negatively impacting heritage significance.

RG

TZ

**13.4 Proposed Additions and Alterations on Erf 63656, 42 Oak Avenue, Kenilworth: NM  
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 63656**

**Case No:** 22090604TZ0915E

**FURTHER REQUIREMENTS:**

The Committee supports the overall intension of the proposals; however, the drawings require further detail resolution to show how legibility of the original design will be expressed. The Committee refer the applicant to the BELCom site inspection report for further guidance. Revised proposals to be submitted.

TZ

**13.5 Proposed Alteration and Addition on Erven 115 AND 116, 13 Heerengracht Boulevard, Roggebaai, Cape Town CBD: MA  
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ERVEN 115 AND 116**

**Case No:** 22071102KB0713E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2017 29COU 001 Rev 4, dated the 3 October 2022 and prepared by Robertsilke & Partners as not impacting heritage significance.

KB

- 13.6 Proposed Alteration and Addition on Farm 15251/1 , Dunstone Country Estate, Wellington:  
MA  
HM/CAPE WINELANDS/DRAKENSTEIN WELLINGTON/FARM 15251/1**

**Case No:** 22072709KB0811E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection Monday, 7 November 2022 at 12:45 (DB, SJ, HvdM, GJ and WP)

**KB**

- 13.7 Proposed Alteration and Addition on Erf 13681, 21 Avenue, Salt River: MA  
HM/CAPE TOWN METROPOLITAN/SALT RIVER/ ERF 13681**

**Case No:** 22072709KB0811E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 2021-15, dated September 2022 and prepared by Point 2 Designs as not negatively impacting heritage significance.

**KB**

- 13.8 Proposed Additions and Alterations on RE of Erf 194, 331A and 331B Beach Road, Bantry Bay:  
MA  
HM / CAPE TOWN METROPOLITAN / BANTRY BAY / RE OF ERF 194**

**Case No:** 22090501CN1005E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection Monday, 7 November 2022 at 14:30 (DB, SJ, HvdM, GJ and WP)

**CN**

- 13.9 Proposed Alterations and Additions, Erf 13677, 103 Upper Balfour Street, Salt River: NM  
HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ERF 13677**

**Case No:** 22031803

**HELD OVER:**

The matter was held over to enable the public consultation process to be completed.

**AM**

**14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS**

**14.1 Proposed Residential Dwelling on Erf 419, 40 Longmarket Street, Stanford: MA  
HM/ OVERBERG/ OVERSTRAND/ STANFORD/ ERF 419**

**Case No:** 22042807CH

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered MS100, MS101, MS201, MS202, MS301, Revision 2, dated 23 August 2022 and prepared by Anderson Architecture as not negatively impacting heritage significance.

**CH**

**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** None

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee resolved to adopt the resolutions and decisions as minuted.