

**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, 16 April 2025 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Deviation on Erf 775-RE, 469 Main Road, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / REMAINING EXTENT OF ERF 775**

Case No: HWC25020518CN0212

RECORD OF DECISION:

1. The Committee resolved to revoke the permit dated 16 July 2024 as the deviations from the permit have negatively impacted on heritage resources.
2. The stop works order dated 24 March 2025 remains in place.
3. The Committee recommends that charges be laid.

CN

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

**12.1 Proposal Total Demolition on Erf 2645, 65 Main Street, Paarl: MA
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 2645**

Case No: HWC23121308CH1214

FURTHER REQUIREMENTS:

The Committee requires further information before it can make a decision. That includes the following:

1. A graphic streetscape analysis upon which design indicators for the scale, envelope characteristics and architectural treatment can be based.
2. A street plan showing both sides of the Main Street and the relative spatial interfaces with the street. The street plan must also indicate the footprint of the proposed building in relation to its neighbours. This must include an indication of street setbacks and side setbacks in relation to the proposed development's neighbours.
3. The extent of the study area addressed in the street plan is to be determined by the heritage consultant in conjunction with the architects so that it provides the Committee with sufficient information to understand the spatial context sufficiently.
4. A photomontage and including some 3D views showing the proposed replacement building within the surrounding environment.
5. A comprehensive revised proposal is to be circulated for comment to all I&APs for 30 days.

CH

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

**13.1 Proposed Additions, Alterations and Partial Demolition on Erf 301, 26 Loader Street, Green Point: MA
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 301**

Case No: HWC25011610CN0117

RECORD OF DECISION:

The Committee resolved to approve the proposals as shown on drawing numbered CCC.100, Revision A, prepared by DV8 Architects and dated 4 December 2024 as not negatively impacting the heritage resources.

CN

**13.2 Proposed Additions and Alterations on Erf 557, 18 Alexandra Avenue, Oranjezicht: MA
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 557**

Case No: HWC24110642CSI1120

RECORD OF DECISION:

The revised proposal is approved as per SDP Report Revision 10, dated 31 March 2025 and prepared by Malan Vorster Architects. Further design refinements must be dealt with by the City of Cape Town in terms of the LUMS process.

CSi

**13.3 Proposed Additions and Alteration on Erf 232, 134 Beach Road, Gordons Bay: MA
HM/CAPE TOWN METROPOLITAN/GORDONS BAY/ERF 232**

Case No: HWC24022305SB0319

HELD OVER:

The item has been withdrawn from the agenda.

SB

**13.4 Proposed Additions and Alterations on Erf 65885, 1 Sunningdale, 11 Tennant Street, Kenilworth: MA
HM/CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 65885**

Case No: HWC25021323XM0214

COMMENT:

HWC cannot condone unauthorised work.

The kitchen alteration being contemporary in expression is unobtrusive and does not negatively impact heritage resources.

The north east veranda is an important architectural element that should be commensurate with the significance of the building by having an integrated appearance which the modern steel enclosure currently does not provide.

The south east elevation is negatively impacted by the steel doors.

The terrace does not impact heritage significance to a great degree.

The Committee resolved not to press charges for the unauthorised work on condition that the following mitigation measures are taken:

1. Failing replacement of the steel frames a change of colour to match the remaining veranda structure.
2. The addition of matching arched elements to integrate with the earlier veranda structure.

XM

**13.5 Proposed Development on Erven 2177-Re & 157932, 60 & 58 Loop Street, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERVEN 2177-RE & 157932**

Case No: HWC24062809SJ0717

FURTHER REQUIREMENTS:

The Committee is unable to make a decision and requires the following information:

1. The applicant to clarify the spatial connections between No.58 and No.60.
2. A revised proposal as submitted to CoCT LUMS to be provided.
3. Should the revised proposal differ from the previous RoD dated 28 August 2024 the applicant is to clarify the differences.
4. This revised proposal must be submitted to HWC.

SJ

13.6 Proposed Painting of Erf 4595, 55 St. Georges Mall, SS. Union Castle Building, Cape Town: NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 4595

Case No: HWC24110609CSI1112

RECORD OF DECISION:

1. The Committee resolved to approve the proposal as per the undated report, prepared by Evolve Habits subject to a methodology statement for the cleaning of the sandstone being submitted to HWC.
2. Once the methodology statement is approved, HWC will provide the required permit.

SJ

13.7 Proposed Additions and Alterations- Deviation on Erf 912-RE, 55 Long Street, Montagu: MA
HM/BOLAND/ BREEDE RIVER/ MONTAGU/ ERF 912-RE

Case No: HWC24102508XM01234

HELD OVER:

The item has been withdrawn from the agenda.

XM

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.

ADOPTED RESOLUTIONS AND DECISIONS