

**Adopted Resolutions and Additions of the Additional Meeting of Heritage  
Western Cape  
Built Environment and Landscape Permit Committee (BELCom)**

**Scheduled for 09:00 and held on Thursday, 17 September 2020 via  
Microsoft Teams**



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**MATTERS DISCUSSED**

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

**11.1 Maintenance and Upgrades, Erf 4942, City Hall, Cape Town: MA  
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942**

**Case No:** 20020303WD0205E

**FURTHER REQUIREMENTS:**

The Committee requires revised proposals taking the following into account:

1. The Committee supports the principle of a suspended staircase instead of a staircase supported on posts inserted into the mosaic floor. However, concerns were expressed regarding the visible horizontal beams which should preferably be concealed above the ceiling.
2. The Committee expressed concerns regarding the width of the staircase. The architects have confirmed that this is necessary to meet fire regulations and that a rational design reducing the width further is not possible.
3. Given these limitations, and the quality and craftsmanship characterising this space, the design of the staircase and walkway becomes particularly critical and should not be a repeat of the new staircase insertions in other parts of the building.
4. The revised design needs to be of a quality that matches the craftsmanship, delicacy and artistic merit of its context. Given the narrowness of the space, the revised design needs to be as unintrusive as possible.

**WD**

**11.2 Proposed Signage to Various Buildings, Erven 1667,1061, 2606, 1063+, Wellington: NM  
WINELANDS/DRAKENSTEINWELLINGTON/ERVEN 1667,1061+**

**Case No:** 20013109TZ0824E

**FURTHER REQUIREMENTS:**

The Committee requires accurate information regarding the materials, fixing details and appearance of those plaques already installed, as well as appropriate particulars for the signage yet to be affixed to buildings where relevant.

The Committee supports this initiative and is prepared to assist where possible.

**TZ**

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

**12.1 Proposed Total Demolition, Erf 46018, Corner Stanley Road and Lovers Walk, Rondebosch: MA  
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ERF 46018**

**Case No:** 19112803SB1129E

**RECORD OF DECISION:**

The Committee resolved to support the application as having met previous requirements on condition that revised proposals for the boundary wall that exclude the additional pillar are submitted to HWC for approval.

**SB**

**12.2 Proposed Total Demolition, Erf 19962, 4 Steenbras Street, Brooklyn: NM  
HM/CAPE TOWN METROPOLITAN/BROOKLYN/ERF 19962**

**Case No:** 20072005ND0729E

**RECORD OF DECISION:**

The Committee resolved to approve this application as not negatively impacting heritage resources. It is strongly recommended that the palm trees be retained.

**ND**

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

**13.1 Proposed Alterations and Additions on Erf 569,16 Marine Drive, Wendy Cottage, Hermanus: NM  
HM/HERMANUS/GARDENS/ERF 569**

GJ recused himself and logged off MS Teams. The Committee elected DB as Chair for this item.

**Case No:** 20080313KB0805E

**HELD OVER:**

The matter will be held over to next BELCom meeting to be held on 30 September 2020.

**KB**

**13.2 Proposed Alterations and Additions, Erf 1735, 19 Grimsby Road, Three Anchor Bay: NM  
HM/CAPE TOWN METROPOLITAN/THREE ANCHOR BAY/ERF 1735**

**Case No:** 20062510ND0813E

**RECORD OF DECISION:**

Pending compliance with the following, the Committee will recommend that criminal charges not be laid:

1. Restoration of the front elevation and Grimsby Road street interface.
2. Removal of the vertical upper floor timber screen facing Grimsby Road.

The above to be implemented as part of a heritage agreement with HWC. This heritage agreement must include drawings that comprehensively and accurately indicate all unauthorised work and the spatial context of the subject site.

The above information to be submitted to HWC by no later than 14 October 2020.

ND

**13.3 Completed Additions and Alterations, Erf 2675, 27 Rugley Road, Vredehoek: NM  
HM/CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 2675**

**Case No:** 19101702SB1029E

**FURTHER REQUIREMENTS:**

Before the Committee can make a decision as to whether it would recommend that charges be laid, it requires the following:

1. Confirmation from the author of the drawings that all unauthorised work has been comprehensively and accurately indicated and to make appropriate amendmends to the drawings should this not be the case.
2. Photographs of the property from Vredehoek Avenue to provide the Committee with an accurate indication of the visibility (or not) of the unauthorised works, as the case may be.
3. Photographs of the property from Rugley Road to provide the Committee with a comprehensive indication of the site in this streetcape context.

The above information to be submitted to HWC by no later than 14 October 2020.

SB

**13.4 Proposed Alterations and Additions Erf 50924, 23 St Michaels Road, Claremont: NM  
HM/CLAREMONT/ERF 50924**

**Case No:** 20071311SM0825E

**RECORD OF DECISION:**

The Committee resolved to approve the application as not impacting heritage significance.

SM

**13.5 Proposed Alterations and Additions on Erf 96664,13 Boundary Road, Josephine Mill,  
Newlands: NM  
HM/NEULANDS/ERF 96664**

**Case No:** 20072317KB0820E

**FURTHER REQUIREMENTS:**

The Committee requires detailed drawings including fixing details of the proposed signage for the Valenture Institute between ground and first floor windows. Particular attention must be

paid to the physical weight of the lettering to minimise fixing points into the historic brickwork. Consideration can be given to more light weight coated metals (e.g. aluminium).

**DECISION:**

The Committee resolved to approve the perspex signage and metal “Josephine Mill” sign, all in figure 3, and the perspex signage to the left of the arched doorway in figure 2 of the motivation permit application dated August 2020 prepared by Elzette Henshilwood.

**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 None

**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.