

**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 Friday, 13 March 2026 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions on Erf 497, 19 Cavalcade Road, Green Point: NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 497**

Case No: 26961CN0106

FURTHER REQUIREMENTS:

1. The design proposals as presented are not supported by the Committee as they negatively impact the heritage resource.
2. The Committee notes that the building is earlier than indicated in the heritage consultant's report (for further detail refer to the Committee site inspection report). The degree of intactness and architectural significance of its various period layers suggest that this building may be considerably more noteworthy than previously realised. This architectural significance along with social significance must be further explored in addressing the balance of the various types of significance that is typically associated with these properties. A broad desktop comparison of this property with others of similar provenance using existing databases covering the City Bowl and Newlands is required.
3. Consequently, the applicant is to revisit the heritage statement and heritage indicators for this property as the outcomes will influence the manner in which proposed extensions to this building would occur without unduly impacting the heritage significance of the property.
4. The discussion of the Committee in this matter raised several points of importance. The summary of this discussion is to be considered when the heritage reporting above is revisited.

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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.