

**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, 28 August 2024 via MS 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 Proposed Total Demolition on Erf 52671, 20 Stanley Road, Claremont: MA  
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 52671**

**Case No:** HWC24060513CN0614

**FURTHER REQUIREMENTS:**

Items of concern of the replacement structures are details on the site inspection report and include items such as:

1. Maintaining the street setback;
2. The characteristics of the envelope at the street interface to respect the scale of the context;  
and
3. The Committee encourages the applicant to engage with I&APs.

**CN**

**12.2 Proposed Replacement Structure for the Total Demolition of Erf 56345, 17 Feldhausen  
Avenue, Claremont: MA  
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 56345**

**Case No:** 17110810KR1108E

**RECORD OF DECISION:**

The Committee resolved to approve the total demolition and the replacement structures on drawing numbered 01 Revision 04; 02 Revision 04; 03 Revision 04; 04 Revision 05 dated November 2023 and June 2024 prepared by A.W.S as not negatively impacting heritage significance.

**EJW**

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

**13.1 Proposed Alterations and Additions on Erf 16443, 55 Fenton Road, Salt River: NM HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 16443**

**Case No:** HWC24071114CN0717

**RECORD OF DECISION:**

The Committee resolved to refuse the application; the proposal is not sympathetic to the streetscape in its current form.

**CN**

**13.2 Proposed Alterations, Additions & Partial Demolition on Erf 16489, 25 Shannon Street, Salt River: NM HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 16489**

**Case No:** HWC24041607CN0408

**HELD OVER:**

The Committee resolved to undertake a site inspection on Wednesday, 11 September 2024 at 10:00.

**CN**

**13.3 Proposed Alterations and Additions on Remainder of Erf 1412, 41 Wandel Street, Malmesbury: MA HM / WEST COAST / SWARTLAND MUNICIPALITY / MALMESBURY / REMAINDER OF ERF 1412**

**Case No:** HWC23100908CN1016

**RECORD OF DECISION:**

The Committee resolved to approve the application as shown on drawings numbered AP 2022 – 1110, Page 1 and 2 - Revision D-07/24, dated 22 July 2024, prepared by Kevin Sampson from Alter Plan as having met the previous requirements.

**CN**

**13.4 Proposed Alterations and Additions on Erf 14179, 103 Chamberlain Street, Woodstock: NM HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 14179**

**Case No:** HWC24061324CSI0606

**FURTHER REQUIREMENTS:**

The Committee supports the mitigation measures as proposed by Woodstock Aesthetics Advisory Body. The applicant is to consult WAAB and amend drawings accordingly. The revised drawings and details to 1:20 are to be submitted to HOMs for consideration.

**CSI**

**13.5 Proposed Alterations and Additions on Erven 4774 and 4777, 96 Longmarket Street, Cape Town: MA  
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERVEN 4774 & 4777**

**Case No:** 21012804ND0218E

**RECORD OF DECISION:**

The Committee supports the mitigation proposal as outlined in the heritage report for remedial work, prepared by Rennie Scurr Adendorff dated February 2024 and updated in July 2024. The Committee is in agreement that the phased approach is the best strategy to recover heritage significance. A mitigation agreement is to be entered into between HWC and the body corporate within the next 120 days.

**CH**

**13.6 Proposed redevelopment of Erven 2177-Re & 157932, 60 & 58 Loop Street, Cape Town: NM  
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERVEN 2177-RE & 157932**

**Case No:** HWC24062809SJ0717

**RECORD OF DECISION:**

Heritage Western Cape endorses the redevelopment proposal of Erven 2177-Re & 157932, 60 & 58 Loop Street, Cape Town, being alterations and additions as reflected on drawings numbered 000-003 Rev E & 000-0003 A Rev C, dated 12/07/24, prepared by Paragon Architects, on condition that:

1. The final details for the interface between the new buildings and heritage structures, subject to Section 34 of the NHRA, are to be submitted for approval to HWC.
2. The final details of the interventions to the heritage structures to be detailed and submitted for approval to HWC.

**SJ**

**13.7 Proposed Addition on Farm 950-Re, Vrede & Lust Farm, Simondium: NM  
HM / CAPE WINELANDS / DRAKENSTEIN / SIMONDIUM / FARM 950-RE**

**Case No:** HWC24071907SJ0726

**HELD OVER:**

The Committee resolved to undertake a site inspection Wednesday, 11 September 2024 at 12:30.

**SJ**

**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.