

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

**Scheduled for 09:00 and held electronically on Thursday, 9 April 2020 via  
Microsoft Teams**



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**MATTERS DISCUSSED**

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

**11.1 City Hall - Conservation Management Plan: NM  
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942**

**Case No:** N/A

**FURTHER REQUIREMENTS:**

While noting the general comprehensiveness of the document, the Committee requested amendments/additional information regarding following:

1. Improved communication relating to the orientation of the drawings in the document (for example, north points were absent from various floor plans).
2. Improved communication of the building's volumes (for example, an absence of critical sections was noted).
3. The building's current lack of universal access.
4. The building's energy performance in relation to potential impacts on significant fabric.
5. Addressing more specifically, criteria for the permitting of film crews conducting film shoots on the property. In the past, unauthorized alterations to the building were found to have been carried out in the course of filming.
6. Revision of the proposed fabric status inspection regime to enable quinquennial inspections in lieu of a decennial inspection regime as proposed in the document.
7. Provision in the document for the appointment of a suitably experienced architect with heritage experience as a 'surveyor of the fabric' to ensure knowledge continuity in the course of implementing medium and longer term maintenance plans.
8. The issue of permitting only dry stone cleaning in the document was questioned given that Bath stone (of which the building is constructed) responds well to low pressure and/or nebulous spray water cleaning without harm to the building fabric.
9. Expanding on the issue of ensuring that only repair materials physically compatible with the historic fabric are to be used: for example, the use of lime mortars and renders in lieu of Portland and other modern hard cements.
10. Clarity in identifying what is meant by inappropriate light fittings.
11. Making provision for a comprehensive inventory of the contents of the Bloomberg Room which includes a valuable collection of antiques and memorabilia. For example, it contains the only verifiable collection of authentic Cape Glass in the world. All panelling in the room is stinkwood.
12. The Mandela statue, which is not addressed in the document.

**WD**

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

**Case No:** 20020303WD0205E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbers contained in the report, prepared by Rennie Scuur Adendorff dated 5 February 2019 with the exception of the proposals for the new walk way in the Press Gallery Lobby of the Council Chamber. Revised proposals for the latter to be submitted to BELCom including relevant 3D images and a design rationale.

**WD**

**11.3 IZIKO CMP South African National Gallery, Erven 95204, 96132, St. Johns Road, Cape Town: NM  
HM/CAPE TOWN/ERVEN 95204 AND 26132**

**Case No:** N/A

**INTERIM COMMENT:**

The Committee resolved to undertake a site inspection.

**WD**

**11.4 CMP: Puntjie Portions 5, 8 and 9, Farm Kleinfontein, Hessequa:NM  
HM/PUNTJIE/PTN 5, 8 AND 9**

**Case No:** N/A

**FURTHER REQUIREMENTS:**

The Committee will prepare commentary on the submitted documents to be put to the applicants at the next BELCom committee meeting.

**JW**

**11.5 Proposed 15 Hotel Room Addition to the Vineyard Hotel, Erf 155543, Clinton Road Newlands: NM  
HM/CAPE TOWN METROPOLITAN/ NEWLANDS/155543**

**Case No:** 20022606WD0305E

**RECORD OF DECISION:**

The Committee resolved to approve the application on condition that revised drawings of the "west" (actually north-east) elevation are submitted to HWC with further articulation to relieve the sheer wall fronting onto Melba road.

**WD**

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

**12.1 Proposed Total Demolition of Erf 64100, Cumnor Cottage, 12A Cumnor Avenue, Kenilworth: MA  
HM / CAPE TOWN METROPOLITAN/ KENILWORTH / REMAINDER OF ERF 6410**

**Case No:** 19091002SB0913E

**RECORD OF DECISION**

The Committee has resolved to approve the proposals indicated on drawings dated 4 February 2020 prepared by BBB Architects after having considered the pitch roof alternatives. The latter suggest an infill development that would be unsympathetic to the sites spatial context.

**SB**

**12.2 Proposed Total Demolition on Erf 510, 3 Albany Road, Sea Point: NM  
HM/SEA POINT/ERF 510**

**Case No:** 19081501AS2911E

**RECORD OF DECISION:**

1. The Committee resolved to approve the application.
2. Insufficient heritage significance to warrant retention.

**WD**

**12.3 Proposed Total Demolition, Erf 46408, 8 & 10 Haldane Road Rondebosch, Cape Town: NM  
HM/CAPE TOWN/ RONDEBOSCH /ERF 46408**

**Case No:** 20020405WD0304E

**RECORD OF DECISION:**

The Committee resolved to approve the application as the subject building has insufficient heritage significance to warrant retention. The Committee is of the view that the surrounding context has insufficient significance to warrant requiring the approval of the replacement structure by HWC.

**WD**

**12.4 Proposed Demolition, Erf 64484, 11 Pine Road Claremont, Cape Town: NM  
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ERF 64484**

**Case No:** 2002406WD0304E

**FURTHER REQUIREMENTS:**

The Committee has no objections in principle to the demolition of the subject building on condition that the development proposals for the replacement building, informed by spatial heritage indicators for the site, are submitted to BELCom for approval, in terms of the GEES judgement, given the significance of the surrounding area.

**WD**

**12.5 Proposed Total Demolition, Farm 956, Donkerhoek, Simondium: NM  
HM/CAPE WINELANDS/ DRAKENSTEIN/ SIMONDIUM/FARM 956**

**Case No:** 20021928LB0225E

**RECORD OF DECISION:**

The Committee resolved to approve (with one-member dissenting) the demolitions as these structures do not have sufficient significance to warrant retention.

**WD (LB)**

**12.6 Proposed Demolition, Erf 1430, 30 Bradwell Road, Vredehoek: MA  
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 1430**

**Case No:** 19110601LB1106E

**RECORD OF DECISION:**

The Committee resolved to approve the application as the subject building has insufficient heritage significance to warrant retention. The replacement structure on Erf 1430, 30 Bradwell Road Vredehoek as shown on the plans dated 10 February 2020 prepared by David Snyders Architects, project 19121, is approved. The replacement development must be completed within five years of the date of issue of the permit for demolition, failing which a new application to approve the proposed replacement structure will be required in terms of the NHRA, regardless of whether demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown provided that application for the extension is made prior to the lapsing of the approval referred to above.

**WD**

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

**13.1 Proposed Additions and Alterations on Erf 316, 17 Roos Street, Riebeek Kasteel: NM  
HM/SWARTLAND/ RIEBEEK KASTEEL/ERF 316**

**Case No:** 20011606TZ0212E

**FURTHER REQUIREMENTS:**

1. Accurate drawings are required indicating the difference between the existing fabric and proposed interventions.
2. An appropriate design response to the modest street facing characteristics of the vernacular cottage.
3. Amendments to the street facing frontage with particular attention to the following:
  - a. The proposed clerestory windows and sheer wall, which are inappropriate in scale within the street context.
  - b. The replacement of the front door which is inappropriate.
  - c. Providing comprehensive information regarding the en-suite proposal including what exists and what is proposed.
  - d. Specifications for the use of compatible materials including lime mortars.

**TZ**

**13.2 Proposed Additions and Alterations, Erf 864, 277 Beach Road, Sea Point: NM  
HM/CAPE TOWN METROPOLITAN/ SEA POINT/ERF 864**

**Case No:** 19120305LB1217E

**COMMENT.**

The matter was removed from the agenda as the applicant has not provided the required documentation.

**WD (LB)**

**13.3 Proposed Additions and Alterations to Existing Temporary Farm Store Building, Farm 3396,  
Laborie Street, Paarl: MA  
HM/CAPE WINELANDS/ DRAKENSTEIN/ PAARL/FARM 3396**

**Case No:** 20022702LB0227E

**RECORD OF DECISION:**

The Committee resolved to approve the application as the subject building has no heritage significance.

The Committee recommends that the mature oaks in the vicinity of the site be adequately protected during the construction of the replacement building.

**WD (LB)**

**13.4 Proposed Additions and Alterations, Erven 4509 and 4508, 82 Adderley Street, Cape Town  
CBD: NM  
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ERVEN 4509 AND 4508**

**Case No:** 19192932WD0304E

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is highly significant, being perhaps Sir Herbert Baker's last completed commission in South Africa, albeit built by proxy after a two-decade absence from South Africa.
- Given the significance of the building and notwithstanding the current COVID lockdown, the Committee requires to do a site inspection in order to adequately inform itself about the content of the proposal.

**WD**

**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 above.