

**From:** Hughes, Gwilym (ECWL - Cadw) <[REDACTED]@gov.wales>  
**Sent:** 03 June 2025 09:17  
**To:** Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>  
**Cc:** Weatherhead, Michael (ECWL - Cadw) <[REDACTED]@gov.wales>; Watts, Emily (FMG - Strategic Communications Division<[REDACTED]@gov.wales>; Burns, Elin (ECWL - Cymraeg 2050) <[REDACTED]@gov.wales>  
**Subject:** RE: THE CORBET ARM HOTEL, TYWYN, GWYNEDD

Thanks Matthew. I flagged this up just now with the Minister just in case it makes the news. Emma Williams suggested that we liaised with press office to be ready with a line should it be needed.

Gwilym

**From:** Coward, Matthew (ECWL - Cadw)  
**Sent:** 03 June 2025 09:00  
**To:** Hughes, Gwilym (ECWL - Cadw) <[REDACTED]@gov.wales>  
**Cc:** Weatherhead, Michael (ECWL - Cadw)  
**Subject:** RE: THE CORBET ARM HOTEL, TYWYN, GWYNEDD

The attached provides the latest reply from us which triggered the application being made a few days later.

In summary - The application is for listed building consent (LBC) to dismantle the area of collapse and structurally unstable elements of the remaining fabric. Therefore, the application is not for total demolition, rather it is one to demolish parts of the building (as has been submitted) and would be determined by the Council. Under the LBC delegation arrangements, if the decision was proposed to be contrary to the advice of Eryl Williams the LPA would need to notify Cadw of the application prior to taking any formal decision. This provides Cadw with the opportunity to consider if the application should be called-in for determination by the Welsh Ministers. If the advice of Wryl Williams was followed then the LPA could determine it.

**From:** Hughes, Gwilym (ECWL - Cadw) <[REDACTED]@gov.wales>  
**Sent:** 03 June 2025 08:53  
**To:** Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>  
**Cc:** Weatherhead, Michael (ECWL - Cadw) <[REDACTED]@gov.wales>  
**Subject:** RE: THE CORBET ARM HOTEL, TYWYN, GWYNEDD

I am intending to flag this up as a hot issue with the Minister this morning.

Just to confirm – who will actually determine the LBC for demolition submitted by the Planning authority?

G

**From:** Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>

**Sent:** 30 May 2025 10:23

**To:** Hughes, Gwilym (ECWL - Cadw) <[REDACTED]@gov.wales>

**Cc:** Hargreaves, Alison (ECWL - Cadw) <[REDACTED]@gov.wales> Roberts, Kathryn (ECWL - Cadw) <[REDACTED]@gov.wales> Weatherhead, Michael (ECWL - Cadw) <[REDACTED]@gov.wales>

**Subject:** RE: THE CORBET ARM HOTEL, TYWYN, GWYNEDD

Hi Gwilym, As the LBC application has now been made and is published on the Council's website I have slightly amended the draft reply :

Dear [REDACTED],

Thank you for your below email.

The former Corbett Arms Hotel, a grade II listed building, has been vacant for around a decade due to probate issues and suffered significant structural collapses in January and February 2025. Gwynedd Council's engineers are monitoring the condition of the listed building daily and the Council is ready to take emergency works as necessary under the 1984 Building Act. The Council has recently scaffolded the building on health and safety grounds.

Cadw has been providing advice to the Council who I understand has recently submitted an application for listed building consent (LBC) to dismantle the area of collapse and structurally unstable elements of the remaining fabric. Applications for LBC are subject to a statutory 21-day consultation period to allow members of the public and organisations to submit representations. The application is published on the Council's website [Gwynedd | Council Direct | Search Planning Applications](#) and it is open to you to submit representations which must be taken into account in the determination process.

I appreciate that the issue is particularly frustrating for business, residents and visitors and I am sorry that the road closure is causing you particular difficulties, but I understand that it is necessary on grounds of health and safety given the potential risk of further collapse. May I suggest that if you require a more detailed explanation of the situation that you contact the Council's Assistant Head of the Environment Department, Gareth Jones, who is leading on this matter. He can be contacted by email at [REDACTED]@gwynedd.llyw.cymru.

Regards,

**From:** Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>

**Sent:** 29 May 2025 08:16

**To:** Hughes, Gwilym (ECWL - Cadw) <[REDACTED]@gov.wales>

**Cc:** Hargreaves, Alison (ECWL - Cadw) <[REDACTED]@gov.wales>, Roberts, Kathryn (ECWL - Cadw) <[REDACTED]@gov.wales>; Weatherhead, Michael (ECWL - Cadw)

<[REDACTED]@gov.wales>

**Subject:** RE: THE CORBET ARM HOTEL, TYWYN, GWYNEDD

Hi Gwilym, you asked for a draft reply, how about the following:

Dear [REDACTED],

Thank you for your below email.

The former Corbett Arms Hotel, a grade II listed building, has been vacant for around a decade due to probate issues and suffered significant structural collapses in January and February 2025. Gwynedd Council's engineers are monitoring the condition of the listed building daily and the Council is ready to take emergency works as necessary under the 1984 Building Act. The Council has recently scaffolded the building on health and safety grounds.

Cadw has been providing advice to the Council who I understand will shortly be submitting an application for listed building consent (LBC) to dismantle the area of collapse and structurally unstable elements of the remaining fabric. Applications for LBC are subject to a statutory 21-day consultation period to allow members of the public and organisations to submit representations. The application will be published on the Council's website soon [Gwynedd | Council Direct | Search Planning Applications](#) and it is open to you to submit representations which must be taken into account in the determination process.

I appreciate that the issue is particularly frustrating for business, residents and visitors and I am sorry that the road closure is causing you particular difficulties, but I understand that it is necessary on grounds of health and safety given the potential risk of further collapse. May I suggest that if you require a more detailed explanation of the situation that you contact the Council's Assistant Head of the Environment Department, Gareth Jones, who is leading on this matter. He can be contacted by email at [REDACTED]@gwynedd.llyw.cymru.

Regards,

**From:** Hughes, Gwilym (ECWL - Cadw) <[REDACTED]@gov.wales>

**Sent:** 23 May 2025 08:17

**To:** Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>

**Cc:** Hargreaves, Alison (ECWL - Cadw) <[REDACTED]@gov.wales>

**Subject:** FW: THE CORBET ARM HOTEL, TYWYN, GWYNEDD

Matthew – I have received yet another bit of correspondence on this.

Could you help draft a reply that I can send please. I know that we have lines.

Gwilym

**From:**

**Sent:** 21 May 2025 15:12

**To:** Hughes, Gwilym (ECWL - Cadw) <[REDACTED]@gov.wales>

**Subject:** THE CORBET ARM HOTEL, TYWYN, GWYNEDD

21st May 2025

Dear Mr. Hughes

**THE CORBET ARM HOTEL, TYWYN, GWYNEDD**