

  
Planning Casework Branch  
Planning Directorate

Eich cyfeirnod  
Your reference

Ein cyfeirnod      qA2350615  
Our reference

Dyddiad              29 July 2025  
Date

Ffôn                    
Tel

Ebost                  [listedbuildings@gov.wales](mailto:listedbuildings@gov.wales)  
Email

Dear ,

**Planning (Listed Buildings and Conservation Areas) Act 1990.  
The Corbett Arms Hotel, Corbett Square, Tywyn.  
Listed Building Consent (LBC) for the Phased Partial Deconstruction and  
Demolition of the Building, and Required Support Works to Stabilise  
Remaining Structure.**

Thank you for your letter of 22 July 2025, asking for Cadw's view on whether the application for listed building consent for the phased partial demolition of the former Corbett Arms Hotel, Tywyn should be called-in for determination by the Welsh Ministers. We note that the request for the application to be called in is centred on whether there is sufficient justification for the works, differing opinion of structural engineers, a possible bias towards demolition, the financial interest of the Council, local support for the building's preservation and past press/media interest.

The usual mechanism for the Welsh Ministers to consider call-in is through the requirement to notify the Welsh Ministers (i.e. Cadw) under section 95(1) of the Historic Environment (Wales) Act 2023.

However, Gwynedd Council is one of several planning authorities in Wales that we consider has exemplar conservation expertise and the Welsh Ministers have therefore directed that the authority has autonomy to decide applications for listed building consent for grade II listed buildings (except those for total demolition) without having to notify them to under section 95(1). A critical caveat within those arrangements is that Gwynedd Council must take the advice of its Senior Conservation Officer, Ms Eryl Williams. If the Council proposes to take a listed building consent decision contrary to her advice, Cadw must be notified to consider if the application should be called-in. Therefore, in making the Direction (copy attached) we were satisfied that a proposed decision by Gwynedd Council contrary to Ms Williams' advice was likely to be the only circumstance to trigger a possible call-in recommendation.

We have assessed the request for call-in considering this Direction and Welsh Government policies for the protection of the historic environment set out in Planning Policy Wales (PPW), TAN 24: The Historic Environment and accompanying best practice guidance. When considering call-in requests, we must be satisfied that the proposal raises issues of more than local importance and is of exceptional significance or controversy.

Listed buildings are nationally important historic assets and the partial demolition of a listed building without justification would conflict with national policy. A key part of the application is the justification that the building is structurally unsound and at risk of collapse. Our Inspector has advised that the application as submitted lacks sufficient information to fully understand the structural condition and extent of demolition necessary to ensure safety and justify the partial demolition of the building. Objections have also been raised to this effect. However, as the conservation officer is yet to provide her assessment, we think it would be premature at this stage to take any decision on call-in.

We also consider that the issues raised within the call-in request could properly be addressed by the conservation officer at the local level and we are confident that the conservation officer will consider all representations appropriately and follow national and local policy and guidance in concluding her own independent analysis. This is precisely why Gwynedd Council has autonomy for deciding such applications. We are also concerned that declining to call-in the application now could possibly forfeit a future opportunity to call in under the terms of the Direction if the Council proposed to take a decision contrary to Ms Williams' advice.

In conclusion, to make a decision on call-in now could jeopardise the terms of the Direction. We consider that it would be more appropriate to provide Gwynedd Council's conservation officer, Ms Williams, with the rationale for the call-in request so that the issues can independently be considered as part of her analysis. If the Council then propose a decision contrary to her advice, call-in could be considered by Cadw through the notification process and the full range of information would be available to us. We consider that it is premature to decide the call-in request before Ms Williams has completed her assessment and Gwynedd Council has decided its proposed decision.

Yours Sincerely,

Mike Weatherhead

Casework Team Leader  
Protection and Policy