

From: Longford, Amy (ECWL - Cadw) <[REDACTED]@gov.wales>
Sent: 06 August 2025 17:00
To: Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>; Hobson, Philip R (ECWL - Cadw) <[REDACTED]@gov.wales>; Henderson, Aimee (ECWL - Cadw) <[REDACTED]@gov.wales>
Cc: Weatherhead, Michael (ECWL - Cadw) <[REDACTED]@gov.wales>
Subject: RE: Corbett Arms Hotel Corbett Square, Tywyn

I agree,

I don't think this changes anything, I agree with Matthew, the procedures are in place to allow LPA's to determine their own LBC applications, just as they would a planning application. The procedure is not flawed, and there is no evidence to suggest the procedure is not being followed.

There is no evidence to suggest the case officer's opinion is biased or compromised as Eryl is yet to provide an opinion, so the only criticism is that it is slow, however she is a lone officer with a substantial case load.

As an update I have had a few emails with Eryl who confirmed that she has a meeting with her line manager Gareth this week and they will be asking for additional information and so will need to go back out to consultation when they receive it. Therefore, September Committee is not achievable with a question over October either.

Gwynedd are aware of the processes and of the call in requests.

Amy

From: Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>
Sent: 06 August 2025 16:49
To: Hobson, Philip R (ECWL - Cadw) <[REDACTED]@gov.wales>; Henderson, Aimee (ECWL - Cadw) <[REDACTED]@gov.wales>
Cc: Longford, Amy (ECWL - Cadw) <[REDACTED]@gov.wales>; Weatherhead, Michael (ECWL - Cadw) <[REDACTED]@gov.wales>
Subject: Corbett Arms Hotel Corbett Square, Tywyn

Thanks Phil,

I have considered the call-in request from the CBA. The reasons for call-in are very similar, if not identical, to the previous call-in requests on which we were consulted by Welsh Government Planning and have addressed in our previous replies. The CBA has identified the significance of the building, a lack of justification, the ability of the LPA to make an impartial decision, local and national opposition, the methodology and scale of demolition, conflicting structural analysis and conclusions, and the ability of the conservation officer to make an impartial objective recommendation. I can see nothing within the request that persuades me to alter the advice that we provided to Welsh Government Planning on the previous call-in

requests. Therefore, subject to Aimee's comments I suggest that we reply accordingly.

I note the emphasis on impartiality and I am satisfied that there are appropriate measures in place to require notification to the Welsh Ministers and a potential opportunity for the Welsh Ministers to call in the application. Furthermore, LPAs determining their own applications is not without precedent as they already have such powers in relation to planning permission. The arrangements that we have agreed with Gwynedd Council require the authority to notify Cadw if it proposes to take a decision contrary to Eryl Williams' advice. An important point to note is that the Code Of Conduct for Gwynedd Council employees explains that staff in performing their duties, must act with integrity, honesty, impartiality and objectivity. There are also arrangements for handling situations of illegal, improper, unethical or otherwise inconsistent with the Code. These principles would have been a factor in Cadw agreeing to LPAs being able to apply for greater autonomy in determining LBC applications as they are universally consistent across public services and provide the necessary safeguards and confidence that impartiality is a fundamental principle that guides administrative decision making within Gwynedd Council.

For these reasons and those highlighted in our previous responses (which I have not repeated here but they are particularly relevant, and attached), I am not persuaded that a decision around call-in is appropriate at this time as it would be premature given the arrangements we have with Gwynedd Council for determining applications affecting grade II listed buildings.

Regards

Matthew

Matthew Coward
Uwch-Rheolydd Cynllunio Treftadaeth a Dynodiadau
Senior Heritage Planning and Designations Manager
Amgylchedd Hanesyddol / Historic Environment
Llywodraeth Cymru / Welsh Government

From: Hobson, Philip R (ECWL - Cadw) <[REDACTED]@gov.wales> **On Behalf Of** Weatherhead, Michael (ECWL - Cadw)
Sent: 05 August 2025 09:20
To: Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>
Cc: Longford, Amy (ECWL - Cadw) <[REDACTED]@gov.wales>; Henderson, Aimee (ECWL - Cadw) <[REDACTED]@gov.wales>
Subject: FW: Corbett Arms Hotel Corbett Square, Tywyn

Matthew

Another call-in request for the Corbett Arms Hotel, this time from the Council for British Architecture. Their emphasis appears to rest more on questioning Gwynedd's ability to assess this case in an impartial way as they are also the applicant.

Philip