

From: Hobson, Philip R (ECWL - Cadw) <[REDACTED]@gov.wales>
Sent: 08 August 2025 12:08
To: Litherland, Ceri M (LGHCCRA - Planning) <[REDACTED]@gov.wales>
Cc: Longford, Amy (ECWL - Cadw) <[REDACTED]@gov.wales>; Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>; Henderson, Aimee (ECWL - Cadw) <[REDACTED]@gov.wales>; Weatherhead, Michael (ECWL - Cadw) <[REDACTED]@gov.wales>
Subject: RE: Corbett Arms Hotel Corbett Square, Tywyn - SAVE call-in request

[REDACTED]

In response to your e-mail of 5 August to Mike Weatherhead I am forwarding the comments from Matthew Coward below, dated 6 August. As you will note, we do not consider there to be sufficient grounds to alter our advice from that which we submitted in response to the two previous call-in requests for this application.

Regards

Philip



Philip Hobson
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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 - SAVE call-in request

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
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Amgylchedd Hanesyddol / Historic Environment
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