

From: Eryl Williams (AMG) <[REDACTED]@gwynedd.llyw.cymru>

Sent: 15 July 2025 13:47

To: Longford, Amy (ECWL - Cadw) <[REDACTED]@gov.wales>; Henderson, Aimee (ECWL - Cadw) <[REDACTED]@gov.wales>

Subject: RE: Extent of demolition.

Hi Amy,

It was lovely up here, and alas now we have driving wind and rain!!!

I'm afraid there is nothing to report as yet. I am still working my way through the application at present (which is very large) and will undoubtedly be asking for further clarification / information on certain aspects before I am able to even start thinking of writing a report. The matter of the percentage is something that has been noted in numerous of the SAVE objections I've received and this is something that I will need clarification upon also.

Many thanks

Eryl

Eryl Williams

Uwch Swyddog Cadwraeth / Senior Conservation Officer

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From: Amy Longford <[REDACTED]@gov.wales>

Sent: 15 July 2025 11:37

To: Eryl Williams (AMG) <[REDACTED]@gwynedd.llyw.cymru>; Aimee Henderson <[REDACTED]@gov.wales>

Subject: Extent of demolition.

Hi Eryl

Hope all is well with you and you enjoyed the heat over the weekend!
I have had correspondence from [REDACTED] in relation to the Corbett Arms application, querying the extent of the demolition. I think this is something we need to bottom out. I've replied and said I would speak to you guys about just so we can answer the technical question of whether it is substantial or total. I'm not sure how they are coming to the percentages. Wonder if you would have time to discuss with me and Aimee. Extract from the email with the query below.

Speak soon

Amy

The Listed Building Consent application is for - deconstruction and partial demolition. The application is seeking demolition of the most important and historically significant areas of the building. The extent of demolition proposed, including the areas of the site already demolished without listed building consent (walled garden and porch) amounts to an area of 66.8% of the hotel. Even ignoring the avoidable loss of the walled garden, the area is still 54.8%. Regardless of the approach taken the extent of the demolition is significant and substantial.

Taking into account the limited areas where demolition may be justified (with appropriate methodology for salvage of materials and repair) in zones 1, 2, 4 and 5a, the extent of demolition is still 36.4% ignoring the walled garden and 53.3% with the walled garden.

The extent of demolition is considered extensive, and I strongly suggest their intent is to progress to full demolition.

Amy Longford

Uwch Arolygydd Adeiladau Hanesyddol, Parciau a Gerddi
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