



HISTORIC BUILDINGS & PLACES

17 July 2025

By Email planning.directorate@gov.wales

CALL-IN REQUEST - Corbett Arms Hotel, Tywyn

Council: Gwynedd Council

Site Address: Corbett Arms Hotel, Corbett Square, Tywyn LL36 9DG

Gwynedd Council Application Ref: C25/0403/09/CR

<https://amg.gwynedd.llyw.cymru/planning/index.html?fa=getApplication&id=36312>

Proposal: Listed building consent (LBC) for the phased partial deconstruction and demolition of the building, and required support works to stabilise remaining structure.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Background: HB&P's Casework Committee gave further consideration to this case at its most recent meeting. The Hotel is a grade II listed structure that dates from the early C19th, that was extended and remodelled in c.1900. It's pedimented front elevation means it is one of the most prominent and striking buildings in the town, but has been vacant since it closed in 2011 and has fallen into a state of disrepair. This application would demolish the Georgian core and part of the Victorian extension.

Reasons to call in the application: We understand that a proposal for partial demolition alone would not normally trigger the call-in process, however, this case has a number of specific issues that are of concern and warrant an independent assessment and determination by the Welsh Ministers:

1. Gwynedd Council initially planned to demolish the whole building under their emergency powers, but agreed to submit a listed building application after public outcry about the lack of transparency and justifications for doing so.
2. The Council has spent considerable funds on an initial plan to completely demolish the building, to provide scaffolding and security fencing, as well as commissioning additional reports needed for the application. The Council do not own the property, but now have a considerable financial interest in the outcome.
3. The application, as submitted, does not consider any alternatives to partial demolition or any options for repair. The oldest part of the building will be lost and Planning Policy Wales advises that demolition should only be considered as a last resort.
4. There are major discrepancies between the recommendations of Council's structural consultant, who advocate partial demolition, and those of Mann Williams, a company of Consulting Civil and Structural Engineers that was independently commissioned to review the scheme. Mann Williams do not consider

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the listed building to be beyond repair and have raised concerns that the demolition of the spine wall would likely trigger wider collapse of the Victorian sections.

5. There is considerable local support to save the building, and media coverage of the case from various outlets can be found online.

We hope these are satisfactory reasons for the Welsh Ministers to call-in the scheme and independently assess and determine the application.

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HB&P Casework