

From: Longford, Amy (ECWL - Cadw)

Sent: 22 July 2025 16:40

To: Henderson, Aimee (ECWL - Cadw)

Subject: RE: LBC Call in request - Corbett Arms Hotel, Tywyn, Conwy

Hi Aimee

To answer the question of whether the application should be called in, its valuable to look at the key issues and the key questions for consideration (set out in the minute from PD). Answers in red. Add your thoughts, comments....etc

(i) What do you consider to be the issues raised by the application which are relevant to your remit.

Whether there is sufficient justification to warrant the partial demolition of the building in line with PPW Ed 12 Para 6.1.13 'Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance'. The application as submitted lacks sufficient information to fully understand the structural condition and extent of demolition necessary to ensure safety.

(ii) Has the local planning authority identified those issues in its consideration of the application?

This is premature. The LPA has not made their assessment or completed its consideration of the application.

(iii) Has the local planning authority identified the national planning policies and legislation/directives relevant to those issues?

As above, the LPA have not completed their consideration/evaluation of the proposals.

(iv) Has the local planning authority assessed those issues in an appropriate manner? Here we are not asking whether or not you agree with the conclusions of the authority on the merits of the issue – that is not something we can take into consideration – but whether the authority's assessment has been made in a reasonably robust way, using up-to-date methodology and knowledge.

We understand that a key part of the assessment of the application is the justification that the building is structurally unsound and at risk of collapse. However, further information is necessary to properly indicate the level of demolition proposed as at present the plans are not clear. However, this is premature again, as the LPA has not completed their assessment and may well ask the applicant for the further clarification.

(v) Does your consideration of these issues lead to you to conclude that the application is one which should be determined by the Welsh Ministers rather than

the local planning authority? It would be appreciated if you would give your reasons for your conclusion.

As per TAN 14, (5.1) Listed Buildings are nationally important assets, the partial demolition of a listed building without justification would be in conflict with national policy. It would not have effects beyond its locality, or give rise to substantial controversy beyond the locality. It is a significant historic building, being included on the list, but this would not give rise to issues of national security or novel planning issues. As mentioned above the request is somewhat premature as the LPA do have the capability and expertise to assess the proposals in line with national policies and should be given time to do so.

Therefore I do not consider that the application should be called in by Ministers. The LPA have the competency and capacity in house to determine the application accordingly and follow the correct process. The application for the alteration of the building is not of more than local importance to warrant a call- in.

From: Coward, Matthew (ECWL - Cadw) <[REDACTED]@gov.wales>
Sent: 22 July 2025 15:38
To: Hobson, Philip R (ECWL - Cadw) <[REDACTED]@gov.wales>
Cc: Henderson, Aimee (ECWL - Cadw) <[REDACTED]@gov.wales> Longford, Amy (ECWL - Cadw) <[REDACTED]@gov.wales> ; Roberts, Kathryn (ECWL - Cadw) <[REDACTED]@gov.wales>; Weatherhead, Michael (ECWL - Cadw) <[REDACTED]@gov.wales>
Subject: RE: LBC Call in request - Corbett Arms Hotel, Tywyn, Conwy

Hi Phil,

I understand that you will be co-ordinating our advice on this call-in consultation for the former Corbett Hotel, Tywyn, Gwynedd with advice from Inspectorate colleagues.

I have considered the call-in request and the consultation minute. The building subject of the request is grade II listed and at the lower end of the listing grades although all listed buildings are of national importance. When considering call-in requests we must be satisfied the proposal raises issues of more than local importance and is of exceptional significance or controversy. The request for the application to be called in is centred on whether there is sufficient justification for the works, an earlier proposal to demolish, the financial interest of the Council, local support and past press/media interest. Subject to the advice of Inspectorate colleagues, I do not consider that there is anything contained within the request to suggest that the application should be determined by Welsh Government at this stage that the application has reached in the process.

Gwynedd Council is one of several planning authorities in Wales that we consider has exemplar conservation expertise to be able to determine such applications for listed building consent under delegation arrangements. A critical caveat within those arrangements being that the Council must take the advice of its conservation officer, 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, it would be premature to take any decision on call-in now as we are not yet at that stage in the process and do not want to forfeit a future opportunity to call in if Ms Williams advice is disregarded in any way. While Ms Williams is yet to provide her report on the suitability of the application, we know that the Direction is in place because she is very capable and is committed to consider all representations and follow national and local policy and guidance in concluding her independent analysis.

I have also taken into account the number and nature of objections raised which may render the application exceptionally controversial. In this respect, given the low numbers of objections (albeit by amenity societies), we know that they will be properly considered by Eryl Williams under the terms of the Direction. Therefore, I am unable to conclude that the application is yet exceptionally controversial but that could possibly become the case if the Council wished to take a decision contrary to Ms Williams advice. Furthermore, there seems to be nothing within the call-in request that cannot be addressed by Ms Williams at the local level as part of her own analysis. And, any call-in decision taken now would undermine the very arrangements that we currently have in place via the Direction.

Therefore, for the said reasons, I recommend that it would be premature to make a decision about call-in now as that would jeopardise current arrangements. Instead, we could provide Eryl Williams with the details of the request so that the issues can independently be considered by her as part of her analysis. If the Council then propose a decision contrary to her advice we can consider call-in with the full range of information being available to us. Corporately, we have committed to the Direction on the basis that a decision contrary to Ms Williams' advice is really the only circumstance whereby we would consider call-in being an option.

Regards,

Matthew

Matthew Coward

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