

3. The Corbett Arms Hotel in Tywyn

Background

The former Corbett Arms Hotel, a grade II listed building vacant for around a decade due to probate issues has suffered significant structural collapses in January and February 2025. Gwynedd Council's engineers are monitoring the condition of the listed building daily and the Council is ready to take emergency works as necessary under the 1984 Building Act. The Council has scaffolded the building on health and safety grounds.

The Council is currently considering an application for listed building consent to dismantle the area of collapse and structurally unstable elements of the remaining fabric. It is anticipated that the application will be considered by the Council's Planning Committee, however if their decision contradicts the Council's Senior Conservation Officer's advice, they must inform Cadw before making a formal decision. This allows Cadw the opportunity to consider recommending that the application is called in for determination by the Welsh Ministers.

Lines to take

- We sympathise wholeheartedly with people in the local community, who are naturally frustrated and aggrieved by the deterioration of this historical and prominent local landmark.
- Cadw officials continue to provide specialist advice to the Council to inform the process.
- It is not the role of Cadw officials to approve any emergency works that may become necessary, but they have provided advice to ensure that whatever is done, if anything, is properly justified and kept to the absolute minimum as set out in legislation.
- It is inappropriate for me to comment on the merits of any works that may be necessary as I must not prejudice the statutory consent process.

Last updated: 2 July 2025

Updated by: Amy Longford, Cadw