

## **Hobson, Philip R (ECWL - Cadw)**

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**From:** Henderson, Aimee (ECWL - Cadw)  
**Sent:** 23 July 2025 10:02  
**To:** Hobson, Philip R (ECWL - Cadw); Coward, Matthew (ECWL - Cadw)  
**Cc:** Weatherhead, Michael (ECWL - Cadw); Longford, Amy (ECWL - Cadw)  
**Subject:** RE: 2025-07-22 - LBC Call in request - Corbett Arms Hotel, Tywyn, Conwy - consultation e-mail from Planning Directorate (A59001573)

Philip,

Amy looked at this while I was on site meetings yesterday and sent her notes on the questions, which I have reviewed, added my own comments and summarised below.

(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 Conservation Officer has not completed their assessment, during which time they have the opportunity to require further clarification from the applicant. Objections have been raised to this effect during the consultation period and under the terms of the Direction, Ms Williams has demonstrated previously that she will consider all representations and follow national and local policy and guidance in concluding her final report. Therefore, we should allow this process to be followed rather than calling in pre-emptively.

(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.

Combined with Matthew's very comprehensive response (thanks for that @Coward, Matthew (ECWL - Cadw)) I feel we can send a formal response that to call-in the Corbett Arms at this time would be premature as Ms Williams has yet to make her recommendations. Call-in should be pursued in the event that the Gwynedd Planning Committee decide to grant consent against her advice, but we have not reached that stage yet.

Best wishes,  
Aimee.

-----Original Message-----

From: Hobson, Philip R (ECWL - Cadw) <Philip.Hobson@gov.wales>

Sent: 22 July 2025 16:24

To: Henderson, Aimee (ECWL - Cadw) <Aimee.Henderson001@gov.wales>

Cc: Weatherhead, Michael (ECWL - Cadw) <Michael.Weatherhead@gov.wales>; Coward, Matthew (ECWL - Cadw) <Matthew.Coward@gov.wales>; Longford, Amy (ECWL - Cadw) <Amy.Longford@gov.wales>

Subject: 2025-07-22 - LBC Call in request - Corbett Arms Hotel, Tywyn, Conwy - consultation e-mail from Planning Directorate (A59001573)

Importance: High

Aimee

Planning Directorate have consulted us on a request they have received from Historic Buildings and Places for the LBC application for the Corbett Arms Hotel to be called-in by Welsh Ministers. I've been asked to co-ordinate our response which Planning have asked for by 12 August..

Matthew has already sent me his comments as you will have seen, and I would be grateful if you could also provide your advice on this request. HBAP's arguments for call-in are set out in their request to Planning and the policy grounds against which they need to be assessed are in Planning's consultation minute to Cadw, both of which are file. Basically, what we need to consider are whether Gwynedd's actions are in accordance with WG Planning Policy as set out in TAN 24 etc, and does this case raise issues that are of national significance.

I would be grateful for your views.

Philip

Hobson, Philip R (ECWL - Cadw) has sent you a link to "2025-07-22 - LBC Call in request - Corbett Arms Hotel, Tywyn, Conwy - consultation e-mail from Planning Directorate" (A59001573) from Objective.

Open in Objective ECM Navigator R01  
Double click on the attachment

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