

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0403/09/CR

Date Registered: 30/05/2025

Application Type: Listed Building

Community: Tywyn

Ward: Morfa Tywyn

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

Location: Corbett Arms Hotel Corbett Square, Tywyn, Gwynedd, LL36 9DG

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

1.1 This is a listed building application for the phased partial deconstruction and demolition works of the Corbett Arms Hotel building and support works to stabilise remaining structure. During the course of the application and having received further information, the amount of demolition works has been reduced and the demolition works are now to the rear portion of the building only. This is explained further below.

1.2 The building is a former hotel, a substantial 3 storey structure including an attic which fronts Corbett Square and with its gable end facing Maengwyn Street. There are later additions to the left-hand side of the building and to the rear. The gable end on Maengwyn Street has adjoining residential properties. Cadw's listed description is as follows:

A hotel in late-Georgian style of 10 bays and 3 storeys and attic, of scribed roughcast painted cream, slate roof on deep bracketed eaves, and brick stacks to the front roof slope. Openings are not quite symmetrical. They are grouped 4+6 bays, with the original part of the hotel on the R side and the extension of 1900 on the L. The R-hand has rusticated quoins. The L-hand has rock-faced quoins. Windows are horned sashes with 12-panes in the upper sash and 2 panes in the lower sash. Lower and upper-storey windows have moulded cornices. The middle storey has bracketed cornices with alternate segmental and triangular pediments. The 2 central bays have similar pediments to the upper-storey windows, beneath a gable bearing a coat of arms and a pediment on consoles which is inscribed 'JC 1900AD'. The main entrance is in the 9th bay, and has a C20 glazed porch under a hipped slate roof. The 4th bay also incorporates a panelled door and overlight, under a cornice linked with the window immediately to its L. There are 8 roof dormers with segmental pediments and 16-pane horned sash windows.

The R gable end is asymmetrical. On the L side it has sash windows in the middle and upper storeys, of small-panes upper sashes over 2-pane lower sashes. On the R side of the apex are 2 windows in each storey, all sashes similar to the front except for a 2-light inserted window in the lower storey. A 1-bay rear extension has similar windows.

The L gable end is of rock-faced stone. It has an added brick stack, small-pane sashes and inserted windows. In the rear elevation the 4 added bays are of snecked rock-faced stone with lighter quoins. Sash windows and dormers are similar to the front. Alternate bays have 2-storey canted bay windows. The centre has a gabled brick stair projection, to which a conservatory has been added. Set back further L the wall is also of rock-faced stone and the return wall of the rear extension, of rubble stone, with windows similar to the front.

1.3 Listed in 1951, it is described as being listed “for its special architectural interest as a prominent building of definite and striking architectural character, its 2 phases representing the development of Tywyn as a resort in the C19, and for its contribution with other buildings in Corbet Square, Red Lion Street and Maengwyn Street, to the historical integrity of the old town centre”.

1.4 The use as a hotel ceased around 2009 when it closed, and little maintenance was undertaken to the building in the following years with the building falling into continued disrepair. Two recent collapses to the rear of the main building occurred in January and February 2025. These collapses were contained to the rear of the building, which included the area known as the ball room. The Royal Commission on the Ancient and Historical Monuments of Wales were notified upon the collapses and subsequently visited the site to undertake some emergency recording work.

1.5 A structural survey report, demolition and deconstruction methodology as well as a Heritage Impact Assessment was submitted with the application. In order to understand the proposal, the footprint of the whole building has been divided into zones for ease of reference, with the conservatory (a more recent addition to the building) being zone 1, the ball room is Zone 2, Terry's bar (which is physically attached to no 22 Maengwyn St) zone 3, the gl hazed infill directly being the ballroom is zone 4. The remainder of the main part of the hotel which fronts both Corbett Sq and Maengwyn St is zone 5, the middle part of the main building is zone 6, the right hand side of the building and the boiler house are zones 7 and 8. Initially the proposal involved the demolition of zones 1 -5

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based on the structural stability of the building due to health and safety grounds following the recent collapse. For clarity, zones 4 and 2 are the areas which collapsed in January and February of 2025. However, following assessment of the initial application, the scale of this demolition has now been reduced to only include Zones 1, 2, 4 and parts of zone 5. Zone 5 has now been further sub-divided into 5A, B and C, with only 5A being proposed for demolition.

- 1.6 The application therefore includes zone 1, the modern conservatory, zone 2 the already collapsed ball room, zone 4 – the glazed infill which again has already seen a collapse and also zone 5A and it is on this basis therefore that the application is assessed.
- 1.7 The additional information submitted with the application states that the demolition works will be undertaken using a high reach machine primarily due to health and safety factors, as it has been concluded that a crane, man-rider basket or a mobile elevating work platform (MEWP) would not be safe.
- 1.8 The details also refer to the “making good” of the building after the demolition works, and this has been included as weatherproofing to make the building water-tight in the form of a temporary roof and wall of metal cladding. No details on the long-term repair of the area of demolition has been included within the application.
- 1.9 Corbett Arms lies within the development boundary of Tywyn with a class 1 highway running directly past the gable end (Maengwyn St) and to the front. The building is a grade II listed building (ref 4643) and the site lies within the Landscape of Outstanding Historic Interest. The building is also considered as being at risk on the At Risk database supplied by Cadw.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council’s duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**
PS 20 Preserving and where appropriate enhancing heritage assets

2.4 National Policies:

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 - February 2024)
 Technical Advice Note 24: The Historic Environment
 Managing Change to Listed Buildings in Wales

Legislation

Historic Environment Wales Act 2023

Section 96(1) provides that a planning authority or the Welsh Ministers may grant or refuse listed building consent.

In reaching a decision on an application, subsection (2) of section 96 requires that a planning authority or the Welsh Ministers must have special regard to the desirability of preserving the listed building, any features of special architectural or historic interest and the building’s setting.

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3. Relevant Planning History:

- 3.1 5/42/LB489 – Extension of Hotel into adjoining houses 20, 21 and 22 Maengwyn Street and erection of fire escape at rear – 22/01/1980
5/42/LB489A – Full permission for construction of ground floor extension at rear – 23/01/1981
5/79/LB65B – Full application for conversion of outbuilding to hotel accommodation – 15/02/1991
5/79/LB65 – Internal alterations and changes to front porch – 01/05/1987

4. Consultations:

Community Council:

Comments dated 05/02/2026

This application was discussed at length at the January Ordinary Meeting of Tywyn Town Council. Following the discussion, Councillors proposed to object to the revised planning application on the grounds that the smaller element of demolition is not advantageous to the people or business of Tywyn and that there is no clear timescale for the road closure to be lifted. The original application with the larger element of demolition was considered preferable as the road closure would be able to be lifted

Comments dated 08/07/2025

We have been made aware of the possibility that sections of this listed building may be selectively demolished due to collapse of a small part of the structure. Due to previous unregulated building practices, there is a danger that this may further weaken the structure and cause further unplanned collapses, leading to the necessity of total demolition. We wish to emphasise that this is the opinion of an independent surveyor of older buildings. We wish, also, to point out that this building is prominent in an area of architectural interest in Tywyn and is of value not only to the town itself, but to the surrounding area. Both Aberdyfi and Tywyn share a historically close connection, due to the former Corbet and Corbett estates and their land holdings. The loss of the Corbett Hotel in Aberdyfi, leaving only a lane of this name in the village is regrettable, as is the loss of the mansion of Ynysmaengwyn, a building of great architectural merit, which was in the case of a previous public body. It is not possible in these days of austerity to recreate these important historical legacies. The Corbett Arms Hotel in Tywyn should not be allowed to follow the same fate. When it has already been given the accolade of formal listing we should be doing everything possible to repair it and ensure that, even if repurposed for modern requirements, it continues to give substance and importance to this area of Gwynedd. We feel that further investigation of this situation is necessary, including assessment of local desire to support financially the repair of this building, while a buyer is sought and the future use is explored.

Council for British Archaeology: Comments dated 19/01/2026

Thank you for notifying the Council for British Archaeology (CBA) about revisions to the above application.

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Having previously objected to the quantity of demolition proposed at the Corbett Arms Hotel as excessive and unjustified, the CBA broadly welcome the revised approach now proposed towards the building, which will retain considerably more of its significant fabric.

The CBA welcome the applicant's structural engineering contractors, JEA, engaging with the alternative strategy proposed by Jon Avent of Mann Williams (civil engineers, commissioned by SAVE Britain's Heritage), including the retention of cross walls, chimney stacks, spine walls and the potential role of 'Cintec' anchors to stabilise the building, reducing the extent of deconstruction needed. The revised approach appears a lot more consistent with the stated aim of stabilising and retaining as much of the building as possible.

The CBA welcome consideration at this stage of how the remaining structure will be supported, made secure and watertight following any deconstruction of the unstable elements. Noting the history of the building and recognition that the next stage of securing a future for the site may be complex and drawn out, we believe success in achieving structural stability, security for the site and safeguarding of reusable materials will be important in reaching a holding position that is appropriate for the listed building and in line with legislation and planning policy for the safeguarding of heritage assets.

Other important information that appears to be missing at present is a methodology for the proposed works, ensuring this constitutes careful deconstruction rather than an approach to demolition that is likely to create increased instability. Although we recognise the need for an iterative strategy, given the history of this application to date, we believe that a dismantling methodology should be secured as part of any planning and Listed Building consents.

The CBA are happy to withdraw our previously stated objection and instead offer our cautious support for these revisions, provided you and your conservation advisors are content these revisions meet the requirements of TAN 24, paragraph 5.15 and that the methodology for these works will not have the effect of destabilising remaining elements of the building, and that the site will be left stable, secure and watertight once the permitted works are completed.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Comments dated 18/06/2025

Thank you for notifying the Council for British Archaeology (CBA) about the above application.

We are extremely concerned about the scope of works proposed to stabilise the listed building, which we believe would amount to an unjustified level of demolition. We are aware of an assessment undertaken by Mann Williams, a company of Consulting Civil and Structural Engineers, instructed by SAVE Britain's Heritage. Their Structural Review finds the zones and extent of proposed demolition to be contrary to the aim of stabilising the structure, unsupported by your LPA's monitoring of the building and not to be a solution 'of last resort'. As I am confident you will also be familiar with Mann Williams' report I will not repeat its findings in detail. However, I would like to state the CBA's objection to the currently proposed works as unjustified, based on the Mann Williams report's findings.

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The CBA appreciate your LPAs duty to stabilise the building and prevent any further collapse, with its potential for serious impacts in the public realm. However, as a Grade II Listed building and prominent feature within the setting of neighbouring Listed buildings, its demolition “should be considered as exceptional and require the strongest justification” (PPW, Policy 6.1.12). We do not believe justification for the extent of demolition to be apparent. We recognise the need for careful dismantling of compromised aspects of the building but believe the imperative for demolition works to be ‘exceptional’ and with the ‘strongest justification’ should be understood as an imperative to minimise the extent of demolition to that necessary to stabilise the building. We agree that this will need to follow an iterative strategy, but based on the identified structural rigidity of the cross walls with chimney stacks and spine wall within the areas proposed for demolition, we do not believe that zones 1 – 5 should be demolished as an initial phase. The majority of the oldest parts of the building are located within these zones. We believe an iterative approach should aim to retain as much of these early phases as possible.

The CBA urge your LPA to revise its approach towards the partial demolition of the Corbett Arms Hotel. We advise the contrary proposal presented in the Mann Williams report warrants consideration by the applicants as an alternative strategy that would better meet the requirements of PPW, policy 6.1.12 and TAN 24, paragraph 5.15. The CBA object to these proposals in their current form.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

The Victorian Society:

Comments dated 20/01/2026

Thank you for consulting the Victorian Society on this application. This case was taken to our Buildings Committee (a group of architects, historians and heritage professionals), who discussed this case in detail at their January Meeting. Having considered the proposal carefully, we object to these plans in their current form.

Built in the early C19th, with extension and refronting c.1900, The Corbett Arms Hotel is a Grade II-listed building meaning it is recognised for its national significance and special interest. Perhaps most famously, it was visited by John and Yoko Lennon in 1969 with their children. Crucially, the Corbett Arms represents an important part of Welsh national and local history, especially the rise of tourism to Welsh coastal towns from predominantly English industrial cities like Liverpool, Manchester and Birmingham in the C19th and C20th. This building has architectural interest and a profound sense of authority and dignity which is common for C19th hotels. It is a building that is well connected to its surroundings and to Tywyn as a whole, contributing politely to its setting; The Corbett Arms is highlighted in Pevsner’s ‘Buildings of Wales’, such is the impact and interest of this building.

This application is an amendment of an earlier application which the Council for British Archaeology, the Georgian Group, Council for British Archaeology and the Victorian Society, as well as SAVE Britain’s Heritage, all objected to. The last Victorian Society objection was dated 18 June 2025. This specific application proposes

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a reduced scheme of demolition, but still envisages a large amount of historic fabric being lost from the listed building.

As a Society, we cautiously welcome the reduced scale of demolition, which would now appear to be confined to the purely necessary and urgent aspects of the building. This is particularly true for 'Zone 5', which was originally to be lost, but now is proposed to be kept. This is a positive step in finding a sustainable and appropriate reuse for this nationally significant building.

Future of the Corbett Arms Hotel

The Victorian Society remains seriously concerned for the future of the building. As a listed building, it is protected for its national significance and special interest; this essentially equates to 'consent for demolition should not be given simply because redevelopment is economically more attractive than the repair and re-use of a historic building' (TAN24, paras. 5.15 and 6.13). In this case, the 'merits for alternative proposals for the site' have yet to be demonstrated and there would seem to be a distinct lack of provision for sustainable reuse and future development for the building.

Hotels, by their nature, are easily adapted into other forms of residential and holiday accommodation; this is primarily due to their planform and provision of services. We are concerned that this application would appear to not have adequately addressed or considered any sustainable reuse for this building, nor does it detail how the building will be made safe in the long-term.

In light of the application noting 'that it is reasonable to have little confidence that the owner will bring forward a scheme for the building', the Victorian Society highlights the responsibility of Cyngor Gwynedd in helping to secure long-term, appropriate and sustainable reuse for this significant building. We understand that the responsibility for the future of this building lies with the Local Authority, if and when the legal owners are unable/unwilling to assume responsibility. It is also the role of the Local Authority to 'work with owners... to help find a solution when listed buildings are at risk [and to] be prepared to exercise planning control and building regulations to enable appropriate renovation and reuse' (Managing Listed Buildings At Risk in Wales, CADW 2017). This is especially keen when it is evident, through this application, that Cyngor Gwynedd is aware that the future of this building is fragile, and work must be done imminently to secure its long-term, sustainable reuse.

Conclusion

The Victorian Society maintains its objection to the proposed demolition of the hotel due to the lack of detail regarding the hotel's future reuse. We highlight that it is the responsibility of Cyngor Gwynedd to ensure that this building is preserved for future generations. We recognise that the level of proposed demolition has been reduced, and we cautiously welcome this, but we are keen to see that a future for the building is secured before any work takes place.

We feel it pertinent to add that the Corbett Arms Hotel has been nominated for consideration for the Victorian Society's Top Ten Endangered Buildings List 2026.

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If you could inform us of your decision in due course, I would be very grateful.

Comments dated 18/06/2025

Thank you for consulting the Victorian Society on this application. Having considered the proposal carefully, we object to these plans in their current form and raise serious concerns.

Built in the early C19th and redeveloped c.1900, The Corbett Arms Hotel is a Grade II-listed building, meaning it is recognised for its national significance and special interest. It represents an important part of Welsh and local history, especially the rise of tourism in Welsh coastal towns in the C19th. It was also visited by John and Yoko Lennon in 1969 with their children. This building is architecturally distinguished possessing a notable sense of authority and dignity. It is a building that blends into its surroundings and into Tywyn as a whole, contributing positively to its setting; The Corbett Arms is highlighted in Pevsner's 'Buildings of Wales', such is the impact and interest of this building. It is a positive contributor to its townscape, adding historic value and helping to craft the character of Tywyn.

This application seeks a 'phased' demolition of a listed building. While some demolition will clearly have to take place in order for the building to be made safe, the Society raise concerns with this phased approach, and the transparency of the proposed works.

The Need for Demolition

The Society questions the need for demolition on this scale. We echo the concerns of other National Amenity Societies in asking for an options appraisal to justify why the building cannot be preserved. The John Evans Report provided does not clarify the need for demolition, rather, it suggests that there has been no movement in the building, which would indicate that the building has stabilised. Demolition must be a last resort option for significant buildings, and this application fails to justify the need for such proposals.

The 'Phased' Demolition

The phased demolition approach would appear sensible in principle. However, upon further assessment, the phased approach begins to show some serious flaws. Firstly, some of the zones for demolition are quite large as they appear to follow the historic construction of the hotel. This would be a sensible approach if the building did not call for a more nuanced approach to the proposed works. The large zones mean that the sensitive nature of the building is lost and would be swamped in with any surrounding areas which were deemed to be in need of removal. Smaller zones would result in a more nuanced scheme, which would allow for clear and clean demolition of only the most necessary portions of the building. This approach appears to constitute a total, or near total, demolition of a listed building.

Secondly, the large zones also mean that redevelopment of the site that maximises the retention of historic fabric cannot be achieved. The vast amount of demolition would appear to be disproportionate to the level of collapse, which is localised. Every effort should be made to preserve as much of this nationally significant building as possible, in a sympathetic manner. Demolition of this scale should be a last resort, once all other avenues for reuse have been exhausted, including compulsory purchase by Cyngor Gwynedd. Demolition is,

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and always will be, a final option for a listed building and requires strong, clear and convincing justification.

Thirdly, Zone 5 represents most of the original Georgian fabric and it appears to be proposed for the entire removal of this area of original fabric. This is described as ‘the most unstable zone of the building’ yet is arguably the most important. This fabric lies outside of the Victorian Society’s remit, and we will defer to the Georgian Group to assess this particular aspect to its full extent.

The Demolition Plans

The only plans that we could find labelled as ‘Demolition’ were tucked away in Appendix K of the Structural Report. This is not an appropriate place to put demolition plans, as they become inherently inaccessible and obscured. These plans are also quite low resolution, making them hard to read. We request updated plans, in a clear definition for readability, to be uploaded directly to the Cyngor Gwynedd Planning Portal to ensure sufficient accessibility and transparency in the planning process.

In conclusion, The Victorian Society objects to these plans due to the large ‘zones’ which do not allow a nuanced approach, the harmful effect this scale of demolition would have on Tywyn and Welsh history and the inaccessibility of the plans on the public planning portal.

The Society strongly urges your Authority to refuse these specific plans for demolition and require amendments. I would be grateful if you could inform the Victorian Society of your decision in due course.

Historic Buildings & Places
(HB&P):

Comments dated 23/01/2026

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 (HB&P) is the working name of the Ancient Monuments Society and a consultee on Listed Building Consent applications, as per the Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the amended plans submitted for the above application. I include our initial objection below.

HB&P generally welcome the amended plans and the different approach to the demolition that is now proposed, which appears to limit demolition to only those zones that have already suffered partial collapse, thus more of the building will now be retained. We also welcome the plans to secure and support the areas of the building that are open to the elements, though this doesn’t appear to be detailed in the documents.

We echo the comments already made by the other NAS and recommend additional details are submitted, including a methodology statement, details of the plans for the temporary support

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structure and weather proofing, and a plan for salvage and storage and reuse of removed material.

Comments dated 19/06/2025

Statutory Remit: Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society and a consultee on Listed Building Consent applications, as per the Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for partial demolition of zones one to five of the grade II listed Corbett Arms Hotel. HB&P raised strong concerns about the lack of evidence to support Gwynedd Council's initial proposal to use their emergency powers to demolish the hotel on safety grounds. Following the installation of scaffolding to make the site safe for the public, HB&P welcome the submission of this application for LBC and the opportunity to formally comment on the proposal. However, having read the documentation available, HB&P cannot support the proposal in its current form and must maintain an objection to its demolition.

The Historic Environment (Wales) Act 2023 advises that a planning authority must have special regard to the desirability of preserving a listed building, its setting, and any features of special architectural or historic interest the building possesses. The objectives of Planning Policy Wales 12 also seek to safeguard the historic environment and manage change so that any special architectural and historic interest is preserved.

Section 6.1.12 of Planning Policy Wales advises that the demolition of any listed building should be considered as exceptional and require the strongest justification. This is further supported by section 5.15 of TAN 24, which states that:

An application for the demolition of a listed building should be made in exceptional circumstances and only as an option of last resort. Consent for demolition should not be given simply because redevelopment is economically more attractive than the repair and re-use of a historic building. The following factors need to be considered:

- The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.
- The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation.
- The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss resulting from demolition.

Within this policy context, HB&P appreciate that attempts have been made in the past to secure the building, and several notices were issued under the Building Act 1984, which have been complicated

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by issues of ownership. But HB&P have not been convinced that demolition of so much of the building, which will include the almost complete loss of the original Georgian section, is necessary, and are concerned that the partial dismantling risks irreparable damage to the remaining parts of the building, potentially resulting in complete demolition.

HB&P were advised that following the installation of the scaffolding, the building was to be monitored to understand its structural stability and to allow for more investigations into the building's construction and the reasons for the collapse. Understanding the original construction and materials, and the relationship between the suggested timber frame and rubble stone walls is vital to developing a methodology for repairs or demolition. This monitoring and investigative report does not appear to have been submitted and thus the evidence base for demolition is limited and unjustified.

Further, HB&P have seen the independent review of the structural survey by Mann-Williams. That review also concluded that the evidence base for demolition is lacking, that the building's structure is not adequately understood, and that the application should investigate options to stabilise and repair the building, not just the demolition option.

It is particularly important to highlight that the impact of the removals (spine walls, etc) and vibration from demolition on the random uncoursed rubble walls is unknown. This could have a catastrophic impact on the remaining sections of the building and lead to wider collapse. This must be investigated and understood before proceeding.

The underlying factor to this case is that the application has not considered other options for the future of the heritage asset, only partial or full demolition. This means that it has not proven that we are at the point of 'last resort'.

The hotel has significant historic, social, cultural and architectural value, as well as group value with the adjoining buildings at the heart of Trwyn, all of which is well documented in the report. Demolition would result in a high level of harm to this significance and HB&P therefore recommend that the application is withdrawn until a full options appraisal and the appropriate building investigations can take place. Otherwise, the application should be refused.

The Georgian Group:

Comments dated 20/06/2025

Thank you for notifying the Georgian Group of the above application for works of demolition to a listed building. Whilst a case for localised works of demolition at the rear of the building may have been made, The Group is greatly concerned by the extent of the demolition works proposed within the present application. These we believe have not been robustly justified.

The Corbett Arms was built in the early nineteenth century (prior to 1833) and altered, refronted and considerably extended c1889-1900 to the designs of D Gillart. In the late twentieth century the hotel was expanded into adjoining houses, altered and extended. It ceased to operate c2009 and has since fallen into decay.

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Earlier this year two bays of the rear elevation of the original part of the building collapsed. The Group appreciates that your authority has made several attempts in the past to secure the future of the hotel which have been complicated by issues of ownership.

The building has clearly deteriorated since 2009 into poor state of repair and The Group appreciates that your authority has the duty to prevent any further collapse of the structure which would have the potential to put both the general public and adjoining properties at risk. Unfortunately, the supporting documents provided in an attempt to justify these proposals do not demonstrate that all other options for consolidating in situ the various parts of the hotel building have been fully considered or why these options have been found to be impracticable. We would respectfully advise therefore that the submitted documents have failed to demonstrate that the conditions set out for the total demolition of a listed building set out within section 5.15 of Tan 24 have been met. Demolition of a listed building should be justified in a most robust fashion and in the most thorough way.

It is considered that insufficient information has been provided within the application to fully justify the extent of the demolition works proposed. In addition, the supporting documents fail to provide precise information about which areas of the listed building's fabric would be destroyed and how its remaining elements would be safeguarded. What is clear from the submitted documents is that the almost complete demolition of the original early nineteenth century building is now being proposed leading to a considerable loss of the building's significance. There also remains the possibility that the proposed demolition works will cause a further collapse of fabric and thus lead to the total loss of the listed building. Any application should also be accompanied by a clear strategy for the safeguarding and repair of what remains. Para 5.13 of Technical Advice Note 24 on the Historic Environment (2017) directs that a Local Planning Authority is required to assess the impact of the proposals on the significance of the building. This cannot be done if the required information has not been provided.

The Georgian Group would strongly advise therefore that the present application is withdrawn until it is possible to fully explain the structural condition of the various parts of the building, the practical options available for addressing any critical defects identified and a rationale for the option chosen. If the dismantling of any section of the building does prove to be the only viable option, then a clear indication of the impact of its loss on the overall significance of the listed building should also be provided.

It is recognised that the building may be in a difficult to traverse and potentially dangerous condition in some areas however that does not give a justification for not supplying a clear and robust justification for the wholesale demolition of this important Georgian building.

Royal Commission on the
Ancient and Historical
Monuments of Wales:

Comments dated 08/01/2026

Thank you for consulting us on the revised plans for the Corbett Arms Hotel, Tywyn, application number C25/0403/09/CR. The remit of the Royal Commission permits us to comment only on the historical

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significance and context of a monument or structure and on the adequacy or otherwise of the record.

The history and development of the Corbett Arms (originally Corbet) dates to the early nineteenth, if not the late eighteenth, century. It was certainly established before 1827, which is the year the first known documentation about the building appears, noting the dissolution of bankrupt estate held there. The Cadw listing description also states that ‘it is mentioned as the town’s principal hotel in 1833’, although no reference is provided for this.

The building is shown on the 1841 Tithe map where it is noted as part of the Corbet estate and occupied by William Parry, who together with his wife continued as the landlords of the Corbet Arms until 1875, during which time the hotel built up an impressive business portfolio. In 1856, it was noted in the press that ‘great improvements’ were being made to the Corbet Arms Hotel, located as it was in the ‘Fairy Land of Merioneth’.

A c.1885 photograph of the by then named ‘Corbett’ Arms Hotel, held at the National Library of Wales, shows its form. A six bay frontage, rendered with prominent quoin stones to the façade corners, and to the ground floor an open porch with decorative cast iron columns to the second bay from the right, otherwise five six-over-six sash windows. Six identical windows to the first floor, and six half height, with three-over-three sash windows to the attic. Decorative cast-iron railings are to the front. The side elevation comprises a gable end with a single six-over-six sash to the first floor, and a three-bay rear wing with a single door and two six-over-six sashes to the ground floor, and three six-over-six sashes to each of the first and second floors. To the left of the façade, can be seen a small part of a lower, rubblestone outbuilding.

Refurbishment and a major extension of the hotel was later carried out in 1889/1900, funded by English Industrialist John Corbett who had bought the Ynysmaengwyn Estate in 1878 (no relation to the previous Corbets). The hotel was extended to 10 bays, nearly doubling its size, with eight dormers inserted to the slated roof. The work was carried out by R. Morgan and Sons to the designs of architect D. Gillart (who also worked on the general town scheme). After reopening, it was renamed The Corbett Arms and Raven Hotel in advertising. By 1945, under the ownership of Mr and Mrs J. W. J. Clarke, the Corbett Arms Hotel had 50 bedrooms, all with hot and cold running water, and offered garages, fishing and golf. Famous guests to the hotel include John Lennonn and Yoko Ono in the 1960s. By 2020 the hotel was closed and in a state of disrepair.

The Royal Commission on the Ancient and Historical Monuments of Wales carried out a partial recording of the building in April 2025, following the collapse of a rear section of the building. However, the recording was done prior to the removal of dense vegetation, which then obscured large parts of the building’s exterior features. No interior recording was possible at the time. Further detailed recording with all vegetation removed would be required to ensure a satisfactory building record is carried out, and as such we would recommend as a condition of consent an additional Level 3 historic building record be made of the Corbett Arms Hotel. Subject to structural integrity with the building made secure and safe, a photographic record of the interior should be included in this record.

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Details of a Level 3 historic building record can be found in Historic England's 2016 document, Understanding Historic Buildings: A Guide to Good Recording Practice (pp.25-28). We would request a copy of the resulting survey be deposited with the National Monument Record of Wales in Aberystwyth. Photographs are to be exported individually (not embedded in a PDF document) as TIFF files at 300dpi.

The Twentieth Century Society Not received

The Society for the Protection of Ancient Buildings: Not received

Senior Conservation Officer: No consultation - The Senior Conservation Officer dealt with this application, and therefore the Officer's professional opinion has been included in the report and is therefore not reported separately

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Public Consultation:

Several notices were posted on and around the site and nearby residents were notified, the application was also notified within the press. The advertisement period has expired on both original and amended consultation and objections were received on the following grounds:

- Important historical site with connection to the church.
- Poor heritage impact assessment
- Local Planning Authority allowed building to fall into disrepair
- Mis-understanding of phasing and the nature of the building
- The loss of two sections are not reason for partial or whole demolition
- The loss of zone 5 would mean the loss of the most important and historic fabric
- Concerns that a demolition contractor has been appointed without the relevant qualifications for a historic building
- No attempt to understand what has caused the collapse
- Water penetration being a cause for collapse, therefore possible to stabilize the main structure
- Blocked gutters creating water damage – should be cleaned
- little evidence of cracking - no consideration of cintec anchors
- application is for total demolition rather than partial
- no mention of salvaging materials
- application fails to preserve or enhance buildings character
- give heritage bodies the chance to restore building
- John Lennon and Yoko Ono connection
- Council do not own the building or the land
- Deliberate neglect is not justification for demolition
- No evidence presented to justify demolition to the extent proposed
- No repair and restoration options considered
- No appropriately qualified conservation accredited consultant or contractors engaged by Council
- Adjoining porch and garden demolished without consent
 - no evidence provided that the demolition of the zones other than 1-5 is necessary
 - reference to the already demolished front porch and associated garden
 - failure to engage or allow independent review of the building and associated application
 - no monitoring data to support the extent of demolition proposed
 - failure to take readings from monitoring gauges on wall of Terry's bar noting access issues as the reason
 - failure to demonstrate phasing plan for the works

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- failure to engage advice or support from experienced building repair contractors, engaging only a demolition contractor
- failure to engage any conversation accredited professionals
- failure to follow accepted professional guidance
- failure to install any mitigation works to demonstrate intent to minimise the extent of demolition
- failure to identify any planned retention of dismantled fabric to aid repairs and renovation
- failure to use any available listed building protection measures
- failure to present other options to demonstrate that the application is the last resort

As well as the above objections, letters of support were also received which included:

- Remove this blight – it affects those who live here
- Demolition of entire site required, building and areas is an eyesore
- Dangerous
- Surrounding businesses and homes suffering
- Beyond repair and liability to public and tax payers
- Building has stood empty for years with plenty of time for it to be saved – but nothing was done

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5. Assessment of the material planning considerations:

- 5.1 The impact of the development on the setting and character of the Listed Building.
Paragraph 5.14 of Technical Advice Note (TAN) 24: The Historic Environment, states that Local Planning Authorities should consider the following matters:
- The importance and grade of the building and its intrinsic architectural or historic interest
 - The physical features of the building which justify its listing and contribute to its significance, including any features of importance such as the interior, which may have come to light after the building's inclusion on the list
 - The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene
 - The impact of the proposed works on the significance of the building
 - The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.
- 5.2 Paragraph 6.1.13 of Planning Policy Wales also states that:
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. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.
As has already been stated previously, the application has been amended since the original submission and now involves a reduction in the amount of demolition works proposed in comparison to the original proposal.
- 5.3 The footprint of the whole building has been divided into zones for ease of reference, with the later addition of the conservatory being zone 1, the ball room is Zone 2, Terry's bar (which is physically attached to no 22 Maengwyn St) is zone 3, the glazed infill directly being the ballroom is zone 4 The remainder of the main part of the hotel which fronts both Corbett Sq and Maengwyn St is zone 5, the middle part of the main building – zone 6, the right hand side of the building and the boiler house zones 7 and 8.
- 5.4 The initial structural engineers report concluded that a partial demolition was the favoured option either in whole or in part. The partial demolition was the favoured option with zones 1-5 requiring demolition /removal on health and safety grounds. Zones 6, 7 and 8 would be reviewed as work progresses with the intent to salvage as much as possible.
- 5.5 A significant number of correspondences was received during the application's initial consultation period, primarily from the statutory amenity bodies, residents and third parties
- 5.6 Following assessment of the original proposal and the consultation responses, further information was requested by the agent / applicant over the amount of demolition proposed with a full justification. Further information was received on 31/12/2025 which reduced the amount of demolition proposed along with amended plans to substantiate this.
- 5.7 The proposal now involves the demolition of Zones 1, 2, 4 and parts of zone 5. Zone 5 has now been further sub-divided into 5A, B and C, with only 5A being proposed for demolition.
- 5.8 Another period of re-consultation therefore took place for comments on the amended plans.
- 5.9 It should also be pointed out that during the course of the application's submission, that works has been undertaken to clear the gutters on the building as has been noted within several correspondences during the consultation period. Water ingress and wall saturation has been mentioned several times as a probable cause for potential wall collapses and gutter clearance could be a simple step to alleviate any issues. This task was undertaken in November 2025 by the applicant. The Royal Commission on the Ancient and Historical Monuments of Wales were also notified upon the collapses and subsequently visited the site in April 2025 to undertake some

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emergency recording work – further recording work would also be required should the application be approved. Another matter that had been raised was the lack of monitoring data. Monitoring of the building has been undertaken with additional information supplied by the Agents noting that the building has suffered no significant movement. This was a consideration which led directly to the reduction in the scale of the demolition proposed which is now limited to the current zones 1, 2, 4 and 5A only.

- 5.10 The information submitted with the application provides detail of the condition of the zones now proposed to be demolished. Zone 1 is a modern conservatory. Zones 2 and 4 are partially collapsed and Zone 5A is attached to Zone 4 which is partially collapsed. The conservatory (Zone 1) has no architectural merit of significance and Zones 2 and 4 would appear beyond repair with Zone 5A requiring removal as it is attached to Zone 4. Furthermore, access is required to strengthen and retain the remaining Zones.
- 5.11 As part of the strengthening works the use of cintec anchors has been suggested as an intervention that would assist with the main gable wall of Terry’s bar (Zone 3 – which is no longer part of the application), although it would also appear that the cracking within this area could be historical, although it would be useful to continue the monitoring of the structure. Further details from the agent noted that the use of cintec anchors could be used or similar techniques. It is considered therefore that a condition should be attached with any consent to agree this method prior to its use on the building.
- 5.12 Based on this therefore a detailed methodology on how these zones are to be taken down would be required, and a phasing plan. Amended details note that the modern conservatory, zone 1 would be removed first to gain access to the rear of the building, and further deconstruction works have been noted to include details such as filling floor voids in order to provide working platforms to the other zones. It is considered necessary that there is a condition to agree this methodology in order to avoid any risk of damage and to also assess the significance of the materials being removed, how they would be removed and whether they are salvaged for future reinstatement. Information submitted has also stated that the demolition works will be undertaken using a high reach machine primarily due to health and safety factors, as it has been concluded that a crane, man-rider basket or a mobile elevating work platform (MEWP) would not be safe. This should also be agreed upon by condition in advance of works commencing.
- 5.13 Details on how the building will be “made good” following any demolition works was requested from the agent. Details were submitted which stated:
- the erection of a scaffolding buttress within the footprint of Zone 5A following the deconstruction would be advisable, this buttress would then stabilise the spine wall and side walls until a new structure is provided.
 - weatherproofing should also be provided where floors and roofs have been removed to protect finishes and mitigate against water penetration. This could be a temporary roof and wall of metal cladding which would require the least maintenance and therefore mitigate against ongoing maintenance at height.

A condition to agree the full extent of the above should be attached to any consent.

- 5.14 The Amenity Bodies as part of their consultation responses raised concerns over the future of the building and the Victorian Society “maintains its objection to the proposed demolition of the hotel due to the lack of detail regarding the hotel’s future reuse”. However, the future use of the building does not form part of this application, only the proposal for the partial rear demolition. Furthermore, the applicant (the Council) does not own the building and the details regarding safeguarding the building and its future will need consideration in the context of the requirements of the current application and implementation of any consent given.

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- 5.15 It has also been noted within the application that the porch to the front of the building was demolished during the course of the scaffolding works as well as the associated garden which was removed to gain access to the rear. It is understood that this constituted urgent works required in order to implement the works required to protect the public. No details are contained within the application as to the future of this porch and whether it is planned for reinstatement. As the porch was removed prior to the application being submitted and does not form part of the consent, it was therefore removed without the necessary consent in place. It is therefore considered reasonable to include a condition with a plan for this porch's reinstatement.
- 5.16 It is also considered that with applications like this that it is reasonable to attach a condition for a suitably qualified conservation professional to be employed during the course of the works to oversee and also to agree the method of demolition of the parts as noted within the amendments.
- 5.17 In determining this application, special regard must be had to the desirability of preserving the listed building, any features of special architectural or historic interest and the building's setting, in accordance s96(2) of HEW Act 2023. Preserving a building or other historic asset does not mean that it has to be maintained unchanged, but that its significance is sustained for the future. This statutory duty has been given considerable importance and weight in reaching the recommendation.
- 5.18 The Corbett Arms Hotel is a Grade II listed building of considerable architectural, historic and townscape significance. It reflects its late-Georgian origins together with later Victorian and Edwardian expansion, and makes a prominent contribution to the historic development and character of Tywyn as a seaside resort. Its principal significance derives from its main elevations, overall form and plan, and the survival of historic fabric illustrating its phased development. It also contributes positively to the setting of the surrounding area and other listed buildings in Corbet Square, Red Lion Street and Maengwyn St and as noted in the listed building description for its overall interest as a prominent building of definite and striking architectural character and contribution to the historical integrity of the old town centre. While all parts of the building contribute to its significance, the highest value is attributed to the principal elevations and core structural elements, with later additions and rear elements generally of lesser significance, particularly where they have been altered or have suffered structural failure.
- 5.19 The amended proposal seeks listed building consent for the demolition of Zones 1, 2, 4 and part of Zone 5 (identified as 5A), together with associated works to stabilise and weatherproof the remaining structure. The current scheme represents a significant reduction in the extent of demolition originally proposed, following consultation responses and the submission of further structural information.
- 5.20 The proposed works would result in the loss of historic fabric within the identified zones and therefore give rise to harm to the significance of the listed building. However, it is material that Zones 2 and 4 have already partially collapsed, Zone 1 comprises a modern conservatory of negligible heritage value, and Zone 5A is structurally compromised and directly associated with the collapsed areas. The proposal retains the principal elevations and the majority of the historic fabric which defines the building's character and significance. In this context, the harm arising from the proposals is assessed as less than substantial.
- 5.21 National policy, including Planning Policy Wales and Technical Advice Note 24, requires that demolition of a listed building should be exceptional, supported by clear and convincing justification, and undertaken only as a last resort. The application is supported by structural survey information, evidence of recent collapses in January and February 2025, and ongoing concerns regarding structural instability and risks to public safety, particularly given the building's location adjacent to a highway. Monitoring data and subsequent reassessment have informed a revised approach which significantly reduces the extent of demolition and focuses only on those areas that are already collapsed or demonstrably unstable.

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- 5.22 The Authority has carefully considered whether the building could be stabilised and repaired without demolition, or whether a lesser degree of intervention would be sufficient. While consultees have raised concerns regarding the adequacy of the evidence base and the exploration of alternatives, the revised proposal reflects a more proportionate response, targeting only those elements where retention is not reasonably achievable without unacceptable risk. On this basis, it is concluded that the proposed works represent the minimum necessary intervention to secure the building and that the “last resort” test has been satisfied.
- 5.23 The proposed works would deliver clear public benefits. These include the removal of immediate risks to public safety, the stabilisation and safeguarding of the retained structure, and the prevention of further uncontrolled collapse which could otherwise result in the loss of a substantially greater proportion of the building. The works would also facilitate improved site conditions and reduce the ongoing impact on the surrounding area and local community. These benefits are considered to be substantial, particularly in the context of a listed building that is currently at risk.
- 5.24 The identified less than substantial harm must be weighed against the public benefits of the proposal. In this case, it is considered that the benefits of stabilising the building, addressing immediate safety concerns and securing the long-term retention of the principal historic fabric outweigh the harm arising from the loss of the affected areas. It is also a material consideration that, in the absence of intervention, further deterioration and collapse would likely occur, leading to significantly greater harm, potentially including total loss of the building.
- 5.25 To ensure that the works are carried out in a manner that minimises harm and safeguards the remaining fabric, it is necessary to impose conditions requiring a detailed methodology and phasing plan, measures for structural support and weatherproofing, the salvage and reuse of historic materials, and oversight by a suitably qualified conservation professional. Details of any structural interventions, including the use of anchors, must also be agreed in advance. In addition, a Level 3 historic building record will be required to ensure that an appropriate record of the building is secured.
- 5.26 It is acknowledged that the removal of the front porch occurred without listed building consent. This unauthorised work has been taken into account in the assessment, and it is considered necessary to impose a condition requiring details for the reinstatement of the porch and associated features in order to address this harm.
- 5.27 Overall, having given considerable importance and weight to the statutory duty to preserve the listed building, and having carefully considered the significance of the asset, the extent of harm, the justification for the works, and the public benefits arising, it is concluded that the proposed development represents a justified and proportionate intervention. The proposal is therefore considered to comply with national and local planning policy and is acceptable subject to conditions.

6. Conclusions:

- 6.1 Taking into account the above information and the requested additional evidence and justification in light of third party comments, it is concluded that the proposal for the demolition of zones 1, 2, 4 and 5A are adequately justified, but to have strict conditions attached to agree detailed methodologies on how the works will be undertaken and to do this whilst being over-seen by a conservation professional. The amount of demolition should be kept to a minimum necessary, and as this works is to the rear only allowing the main front elevation to remain as it is, it is considered the impact upon the buildings character will be retained to the rear only and should not have a detrimental impact upon the buildings character or significance. The building will need to be made good to secure it from the elements and will need to be assessed again following implementation of any consent to take account any future considerations. To this end, therefore, bearing in mind that doing nothing at this point would inevitably create irrevocable damage to the building which

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would in time mean more of the building would collapse. it is recommended that the application be approved subject to the conditions as noted below.

7. Recommendation:

7.1 To approve subject to conditions

1. 5 years
2. As per plans
3. A detailed methodology and phasing plan of the demolition works, to include details for securing and protecting the building shall be submitted and agreed in advance of works commencing. Details should also include a plan to reinstate the porch and walled garden along with details of salvaging materials.
4. A suitably qualified conservation professional should be employed to oversee and agree the methodology and the demolition works as they commence, and to be agreed with the LPA before works commence
5. Details of the anchor bolts or pinning anchors should be agreed in writing by the LPA before they are installed
6. A Level 3 historic building record be made of the Corbett Arms Hotel. Subject to structural integrity with the building made secure and safe, a photographic record of the interior should be included in this record.