# Cyngor Gwynedd set to reject Llanberis flats conversion into holiday lets



An application to convert a block of flats in Llanberis, a popular tourism area in Eryri, into holiday lets is poised for rejection by Cyngor Gwynedd. The proposal, submitted by Peter Rowe of PLP Estates, sought to change Compton House on Llanberis High Street from five long-term rental flats into five holiday accommodation units intended for promotion on platforms such as Airbnb and Booking.com.

This planning application falls under the newer regulations introduced by Cyngor Gwynedd through the adoption of the Article 4 planning rule, which requires council approval for changes of use from residential to holiday lets or second homes. The rule was established amid concerns about the increasing number of holiday properties in certain communities, aiming to regulate their impact on local housing availability and community structure.

The applicant argued that the development would bring a high-quality refurbishment to an unused building, contributing positively to the local economy without adversely affecting the housing market. The supporting statement highlighted that Llanberis is not listed among the areas in Gwynedd with an “over-provision” of holiday homes—defined by the council as where second homes and holiday lets exceed 15% of the housing stock—implying a lesser risk of negative impact.

However, Llanberis and Nant Peris Community Council raised unanimous objections to the application. They emphasised that the current flats serve as long-term rental homes essential for local people. The council expressed concerns about the detrimental effects on the Welsh language, local housing availability, and school pupil numbers if the flats were converted to hospitality use. They also disputed the official statistics on holiday homes, claiming many such properties in the village are not registered, suggesting a greater prevalence of holiday lets than stated. Additional worries included the impact on local infrastructure, particularly transport and parking.

Cyngor Gwynedd’s planning officers have recommended refusal of the proposal. Their assessment pointed to the loss of five residential units as harmful to the community and contrary to the objectives of the Article 4 Direction. They found the submitted Business Plan inadequate in demonstrating the development’s necessity or viability and expressed doubts about the adequacy of parking provision for the proposed use.

The council’s planning committee is scheduled to consider the application later this month. The outcome will determine whether the current long-term rental units will be allowed to transition into holiday lets within this tourism-focused part of North Wales.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://democracy.gwynedd.llyw.cymru/documents/s44466/Compton%20House%20Stryd%20Fawr%20Llanberis%20Caernarfon%20Gwynedd%20LL55%204EU.pdf> - This document details the planning application for the change of use of five residential flats at Compton House, Llanberis, into five short-term holiday accommodation units, corroborating the specific property and proposal mentioned.
2. <https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Article-4-Direction.aspx> - Cyngor Gwynedd's Article 4 Direction is explained here, confirming the requirement for planning permission for changing residential properties into second homes or holiday lets, exactly as described in the article.
3. <https://eryri.gov.wales/wp-content/uploads/2025/02/SPG-Article-4-Draft-Saesneg-Consultation.pdf> - This document clarifies the new planning legislation amendments introducing new Use Classes and permitted development rights, supporting the article's information about regulatory context and the legal basis for requiring planning permissions for such changes.
4. <https://eryri.gov.wales/wp-content/uploads/2025/01/Planning-and-Access-Committee-22.01.25-1.pdf> - The minutes from a Snowdonia National Park planning committee support the council's stance on managing holiday lets and second homes to balance housing needs for local communities, reinforcing concerns mentioned about local housing and community impacts.
5. <https://www.sykescottages.co.uk/letyourcottage/advice/article/holiday-let-regulations-in-wales> - This source provides detailed information about holiday let regulations in Wales, including the introduction of new planning use classes and the requirement for Article 4 directions, confirming the regulatory framework and rationale behind Cyngor Gwynedd's policies.
6. <https://www.bbc.co.uk/news/uk-wales-65974862> - This BBC News report discusses wider concerns in Welsh communities about the impact of second homes and holiday lets on local housing markets and community sustainability, supporting the objections raised by Llanberis and Nant Peris Community Council regarding housing availability and cultural effects.
7. <https://www.dailypost.co.uk/news/north-wales-news/airbnb-proposal-flats-eryri-tourism-31486540> - Please view link - unable to able to access data