

Weekly Building Warrant Applications List



- 01 - North, West and Central Sutherland
- 02 - Thurso and Northwest Caithness
- 03 - Wick and East Caithness
- 04 - East Sutherland and Edderton
- 05 - Wester Ross, Strathpeffer and Lochalsh
- 06 - Cromarty Firth
- 07 - Tain and Easter Ross
- 08 - Dingwall and Seaforth
- 09 - Black Isle
- 10 - Eilean a' Cheò
- 11 - Caol and Mallaig
- 12 - Aird and Loch Ness
- 13 - Inverness West
- 14 - Inverness Central
- 15 - Inverness Ness-side
- 16 - Inverness Millburn
- 17 - Culloden and Ardersier
- 18 - Nairn and Cawdor
- 19 - Inverness South
- 20 - Badenoch and Strathspey
- 21 - Fort William and Ardnamurchan

North, West And Central Sutherland

Ward-01

Ref Number	25/01724/DOM3	Application Type	Domestic Existing Building
Date Received	24/11/2025	Grid Reference	204276 927820
Description of Works	Prepare site, create foundations and underbuilding, form new extension, make watertight, roof and insulate, fit out with services, fixtures and finishes		
Location of Works	Burnside, 133 Clachtoll, Lochinver, Lairg, IV27 4JD,		
Applicant Name	Mr J Campbell		
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk		

Ref Number	25/01752/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	258296 906365
Description of Works	Strip out, remove existing roof, replace with new structure and envelope, install new concrete floor, frame in and insulate external walls, form new partitions, provide fittings, services and finishes.		
Location of Works	Coach House 1844, Main Street, Lairg, IV27 4AR,		
Applicant Name	Mr I Taylor		
Case Officer			

Thurso And North West Caithness

Ward-02

Ref Number	22/00515/DOM2/A	Application Type	Domestic New Build Multi Plot
Date Received	25/11/2025	Grid Reference	310120 966068
Description of Works	Enlarged Garage		
Location of Works	Land 75M NW Of, 1 Glengolly Cottages, Thurso, ,		
Applicant Name	Mr & Ms Marc & Hollie Suttar & Mackintosh		
Case Officer	Gary Ballantyne 01408 635376 gary.ballantyne@highland.gov.uk		

Ref Number	23/00955/DOM4/C	Application Type	Domestic Existing Building
Date Received	26/11/2025	Grid Reference	303617 968674
Description of Works	Alterations & conversion of Grade B listed mill barn, byre and cottage to form 3 shared residential units. Stage 1:- downtakings and masonry wall consolidation and foundation repair, floor slab & private drainage system - AMENDMENT - Byre & Cottage - North gable end amended to hipped end construction & support amended; Alterations to wall between lounge & dining Area & beam size amended; Additional timber frame & lintel at french doors. Barn - Stone wall between living room & shower room taken down and rebuilt in blockwork with stone facing.		

Location of Works	Land 75M NW Of Dalclaggie, Forss, Thurso, ,
Applicant Name	Messrs William Bain
Case Officer	Connor Preston 01408 635257 connor.preston@highland.gov.uk

Wick And East Caithness

Ward-03

Ref Number	25/01736/DOM2	Application Type	Domestic New Build (other)
Date Received	25/11/2025	Grid Reference	324515 936254
Description of Works	Erect single storey timber framed dwelling		
Location of Works	Land 45M North Of Newton Park, Lybster, ,		
Applicant Name	Mr Cameron Russell		
Case Officer	Gary Ballantyne 01408 635376 gary.ballantyne@highland.gov.uk		

East Sutherland And Edderton

Ward-04

Ref Number	25/01725/DOM3	Application Type	Domestic Existing Building
Date Received	24/11/2025	Grid Reference	274827 889582
Description of Works	Reinstatement and extension to fire-damaged house		
Location of Works	Ladysmith House, Clashmore, Dornoch, IV25 3RG,		
Applicant Name	Lewiston Group Ltd		
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk		

Ref Number	25/01727/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	24/11/2025	Grid Reference	280250 890008
Description of Works	The construction of two semi-detached dwellings		
Location of Works	Land 20M NW Of, 93 Elizabeth Crescent, Dornoch, ,		
Applicant Name	Royal Dornoch Golf Club		
Case Officer	Lois Chambers 01408 635273 lois.macmillan@highland.gov.uk		

Wester Ross, Strathpeffer And Lochalsh

Ward-05

Ref Number	25/01728/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	24/11/2025	Grid Reference	190887 840398
Description of Works	Erection of 8 domestic dwellings and 8 domestic flats along with infrastructure		
Location of Works	Land 45 Metres North East Of, 23 Kirkton Gardens, Lochcarron, ,		
Applicant Name	Compass Building & Construction		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Ref Number	25/01730/DOM4	Application Type	Domestic Existing Building
Date Received	25/11/2025	Grid Reference	186158 834688
Description of Works	alterations to the house		
Location of Works	Woodside Cottage, Strome Ferry, IV53 8UJ,		
Applicant Name	Mrs Lynn McLaughlin		
Case Officer	Roddy MacKinnon 01478 613821 roddy.mackinnon@highland.gov.uk		

Ref Number	25/01740/DOM3	Application Type	Domestic Existing Building
Date Received	26/11/2025	Grid Reference	174856 873715
Description of Works	Demolition of existing rear lean-to extension, formation of new side and rear extension with associated landscaping, and internal alterations to ground and first floor. New windows and doors to existing house		
Location of Works	5 Port Henderson, Badachro, Gairloch, IV21 2AS,		
Applicant Name	Mr Alastair Stephen		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Ref Number	25/01747/NDOM5	Application Type	Non Domestic (Residential)
Date Received	27/11/2025	Grid Reference	189683 891240
Description of Works	Remove existing windows, brickwork requires cut down to fit french doors opening on to patio, no lintle is required as there is one already there		
Location of Works	The Old Smiddy, Laide, Achnasheen, IV22 2NB,		
Applicant Name	Old Smiddy Guest House		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Cromarty Firth

Ward-06

No applications this week.

Tain And Easter Ross

Ward-07

Ref Number	25/01755/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	291773 884323
Description of Works	Installation of Solar PV Panels to the east ·& west roof pitches ·& Installation of Storage Battery ·& Invertor housing to the south elevation.		
Location of Works	Tarbat Golf Club, Tarbatness Road, Portmahomack, Tain, IV20 1YJ,		
Applicant Name	Mr Sanders More		
Case Officer			

Dingwall and Seaforth

Ward-08

No applications this week.

Black Isle

Ward-09

No applications this week.

Eilean A' Cheò

Ward-10

Ref Number	25/01726/NDOM8	Application Type	Non Domestic (Industrial)
Date Received	24/11/2025	Grid Reference	155678 835817
Description of Works	Erection of a laundry and welfare facility building		
Location of Works	Land 50M NW Of Distillery Warehouses, Isle Of Raasay, ,		
Applicant Name	Torr Civils And Building LTD		
Case Officer	Brian MacLeod 07721 569479 brian.macleod@highland.gov.uk		

Ref Number	25/01733/DOM4	Application Type	Domestic Existing Building
Date Received	25/11/2025	Grid Reference	133764 835370
Description of Works	Drainage installation to the STL pod		
Location of Works	The Tin Shack, 28 Fiscavaig, Carlost, Isle Of Skye, IV47 8SN,		
Applicant Name	Mrs Jeannie Sherwood		
Case Officer	Scott Ramsay 01349 868420 scott.ramsay@highland.gov.uk		

Ref Number	25/01738/DOM2	Application Type	Domestic New Build (other)
Date Received	26/11/2025	Grid Reference	167401 823297
Description of Works	Erection of a house and STL annexe		
Location of Works	Land 90M NW Of Knockenhooley Half Of, 30 Lower Breakish, Breakish, Isle Of Skye, ,		
Applicant Name	Mr Finlay Morrison		
Case Officer	Roddy MacKinnon 01478 613821 roddy.mackinnon@highland.gov.uk		

Ref Number	25/01744/DOM2	Application Type	Domestic New Build (other)
Date Received	27/11/2025	Grid Reference	141969 849064
Description of Works	Erection of a house		
Location of Works	Land 60M SW Of Half Of 7, Tote, Skeabost Bridge, Isle Of Skye, ,		
Applicant Name	Neil & Deborah Bell		
Case Officer	Brian MacLeod 07721 569479 brian.macleod@highland.gov.uk		

Ref Number	25/01756/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	126501 846368
Description of Works	Alterations to internal layout, drainage and thermal envelope		
Location of Works	Gaeltec, Dunvegan, Isle Of Skye, IV55 8GU,		
Applicant Name	Dunvegan Community Trust		
Case Officer			

Ref Number	25/01757/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	126501 846368
Description of Works	internal alterations		
Location of Works	Gaeltec, Dunvegan, Isle Of Skye, IV55 8GU,		
Applicant Name	Dunvegan Community Trust		
Case Officer			

Caol And Mallaig

Ward-11

Ref Number	25/01108/DOM1/2	Application Type	Domestic New Build Multi Plot
Date Received	26/11/2025	Grid Reference	210695 776431
Description of Works	STAGE 3 - Sprinkler designs		
Location of Works	Land 40M NW Of, 12 Glenkingie Terrace, Caol, Fort William, ,		
Applicant Name	TSL Contractors Ltd		
Case Officer	Iain Massey		

iain.massey3@highland.gov.uk

Ref Number	25/01749/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	167538 796940
Description of Works	ALTERATIONS TO THE EXISTING GROUND FLOOR TO CREATE 3 NO APARTMENTS		
Location of Works	Siarard, Mallaig, PH41 4QY,		
Applicant Name	Miss STEPHANIE MACKELLAIG		
Case Officer			

Ref Number	25/01753/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	174829 800531
Description of Works	Demolition of existing boat shed and erection of extension to existing dwelling		
Location of Works	Westfield, Inverie, Knoydart, Mallaig, PH41 4PL,		
Applicant Name	Mr & Mrs Matthew & Vanessa Porter		
Case Officer			

Aird And Loch Ness

Ward-12

Ref Number	25/01748/DOM2	Application Type	Domestic New Build (other)	
Date Received	28/11/2025	Grid Reference	237378	808124
Description of Works	Erection of a garage / gym / laundry building			
Location of Works	Monadhliath, 12 Millfield, Fort Augustus, PH32 4BY,			
Applicant Name	Mr Shaun Nicolson			
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk			

Inverness West

Ward-13

Ref Number	25/01732/DOM4	Application Type	Domestic Existing Building	
Date Received	25/11/2025	Grid Reference	264527	844986
Description of Works	Installation of external wall insulation			
Location of Works	11 Lawers Way, Inverness, IV3 8NX,			
Applicant Name	Northseal Facades			
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk			

Inverness Central

Ward-14

Ref Number 23/00290/NDOM6/A **Application Type** Domestic New Build Multi Plot
Date Received 28/11/2025 **Grid Reference** 266726 845145
Description of Works AMENDMENT
Location of Works Barneys, 35 Castle Street, Inverness, IV2 3DU,
Applicant Name Mr Jason Kelman
Case Officer

Ref Number 25/01723/DOM4 **Application Type** Domestic Existing Building
Date Received 24/11/2025 **Grid Reference** 266877 845098
Description of Works Internal alterations to provide en-suite
Location of Works 35 Hill Street, Inverness, IV2 3AN,
Applicant Name Ms Shona Taylor
Case Officer Paul Heggie
01463 785120
paul.heggie@highland.gov.uk

Ref Number 25/01742/NDOM7 **Application Type** Non Domestic (Commercial)
Date Received 26/11/2025 **Grid Reference** 266924 845638
Description of Works Refurbishment works to existing maintenance depot to provide new female accommodation and renewal of male accommodation. New mess facilities will be provided as well as upgraded office accommodation.
Location of Works Scot Rail, Lochgorm Works, Longman Road, Inverness, ,
Applicant Name ScotRail Trains Limited
Case Officer Chris Milne
(01349) 868817
Chris.Milne@highland.gov.uk

Ref Number 25/01745/NDOM7 **Application Type** Non Domestic (Commercial)
Date Received 27/11/2025 **Grid Reference** 266529 845643
Description of Works Proposed alterations to existing retail unit to provide new retail unit incorporating ground floor and mezzanine levels
Location of Works Unit 4 Rose Street Retail Park, Rose Street, Inverness, IV1 1NQ,
Applicant Name Fraser Group
Case Officer Caithness PBSS Allocator

Ref Number 25/01746/NDOM7 **Application Type** Non Domestic (Commercial)
Date Received 27/11/2025 **Grid Reference** 266507 845526
Description of Works Alterations to form a new Fish & Chip takeaway
Location of Works 104 Church Street, Inverness, IV1 1EP,
Applicant Name Mr C Furnivall
Case Officer Caithness PBSS Allocator

Ref Number 25/01751/DOM1 **Application Type** Domestic New Build Multi Plot
Date Received 28/11/2025 **Grid Reference** 267005 845358
Description of Works Delivery and installation of pre - built self-contained pod inside the shopping centre, this is a freestanding temporary structure
Location of Works Boots The Chemist Ltd, Eastgate Shopping Centre, Eastgate, Inverness, IV2 3PP,
Applicant Name Ms Alexandra Anderson
Case Officer

Inverness Ness-Side

Ward-15

Ref Number	25/01304/NDOM7/1	Application Type	Domestic New Build Multi Plot	
Date Received	27/11/2025	Grid Reference	264314	840424
Description of Works	Erect non-domestic building and construct associated surface water drainage: Stage 1 Shell only - STAGE 2 - M&E Part Fit-Out			
Location of Works	Land 125M South Of, Torbreck, Inverness, ,			
Applicant Name	MAKAR Ltd			
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk			

Inverness Millburn

Ward-16

Ref Number	24/00659/DOM4/A	Application Type	Domestic New Build Multi Plot
Date Received	27/11/2025	Grid Reference	267409 845621
Description of Works	Alterations to dwelling - AMENDMENT - Difference in engineer beam detail		
Location of Works	Dundarg, 18 Auldcastle Road, Inverness, IV2 3PZ,		
Applicant Name	Ms Kay Henderson		
Case Officer	Calum Seaton		

calum.seaton@highland.gov.uk

Ref Number	25/01731/DOM4	Application Type	Domestic Existing Building
Date Received	25/11/2025	Grid Reference	267670 843481
Description of Works	Installation of External wall insulation		
Location of Works	85 Aird Avenue, Inverness, IV2 4TT,		
Applicant Name	Northseal Facades		
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk		

Ref Number	25/01750/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	267063 845997
Description of Works	Two types of work are being proposed:. 1.The existing business (Kilt Shop) requires the installation of a roller shutter door, which will involve alterations to the external wall. 2.The neighbouring business (BDL Tyres) requires additional space and intends to expand into an area currently used as storage by the Kilt Shop. To accommodate this, a 60-minute fire-rated door is proposed into an existing fire compartment wall.		
Location of Works	BDL Tyres Ltd, 13 Harbour Road, Inverness, IV1 1SY,		
Applicant Name	Mr Stan Rizza		
Case Officer			

Culloden And Ardersier

Ward-17

Ref Number	25/01735/DOM3	Application Type	Domestic Existing Building
Date Received	25/11/2025	Grid Reference	270877 845531
Description of Works	Front and Rear Extensions to form additional accommodation		
Location of Works	10 Kingston Place, Stratton, Inverness, IV2 7BH,		
Applicant Name	Mr & Mrs P Grant		
Case Officer	Gary Sartain 07342705713 gary.sartain@highland.gov.uk		

Nairn And Cawdor

Ward-18

Ref Number	25/01499/NDOM5/1	Application Type	Domestic New Build Multi Plot
Date Received	24/11/2025	Grid Reference	288982 857147
Description of Works	No material changes but uploaded materials - 1 respond to Building Warrant Officer queries as received from Barry Reid 04.11.25 and 2 - Provide structural information including calculations to support the submission		

Location of Works	Caravan Park, East Beach, Nairn, IV12 5DE,
Applicant Name	Parkdean Resorts
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk

Ref Number	25/01741/DOM4	Application Type	Domestic Existing Building
Date Received	26/11/2025	Grid Reference	286557 856556
Description of Works	Repair damaged external steel stair top landing		
Location of Works	6 Fairways, Altonburn Road, Nairn, IV12 5NB,		
Applicant Name	Mr G Vine		
Case Officer	Caithness PBSS Allocator		

Ref Number	25/01754/DOM1	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	276836 844530
Description of Works	Construction of new timber framed house to Passivhaus standards.		
Location of Works	Allt Ruadh House, Culloden Moor, Inverness, IV2 5EN,		
Applicant Name	Mr Mike Daniels		
Case Officer			

Inverness South

Ward-19

Ref Number 24/00551/DOM3/A **Application Type** Domestic New Build Multi Plot
Date Received 25/11/2025 **Grid Reference** 270832 844707
Description of Works Remove ex conservatory and erect extension - AMENDMENT - Change in Veluxes
Location of Works 18 Caulfield Park, Cradlehall, Inverness, IV2 5GB,
Applicant Name Mr Alan Smith
Case Officer Jessica Gordon
01463 785032
Jessica.Gordon@highland.gov.uk

Ref Number 24/00934/DOM3/A **Application Type** Domestic New Build Multi Plot
Date Received 26/11/2025 **Grid Reference** 269094 843963
Description of Works Ground Floor extension and first floor dormer extension to dwelling house - AMENDMENT - Change to external finish
Location of Works 5 Briargrove Drive, Inverness, IV2 5AF,
Applicant Name Ms K. Philip
Case Officer Jessica Gordon
01463 785032
Jessica.Gordon@highland.gov.uk

Ref Number 25/01734/DOM3 **Application Type** Domestic Existing Building
Date Received 25/11/2025 **Grid Reference** 268857 843775
Description of Works Alterations & Extension to dwelling
Location of Works 30 Dellness Park, Inverness, IV2 5HF,
Applicant Name Mr Stefan Thomson
Case Officer Ryan Johns
ryan.johns@highland.gov.uk

Ref Number 25/01737/DOM3 **Application Type** Domestic Existing Building
Date Received 26/11/2025 **Grid Reference** 272234 839292
Description of Works Alterations, extension and conversion to form holiday letting unit
Location of Works Dounside Cottage, Daviot, Inverness, IV2 5XL,
Applicant Name Mr DEREK ROSE
Case Officer Gary Sartain
07342705713
gary.sartain@highland.gov.uk

Badenoch And Strathspey

Ward-20

Ref Number	17/01529/DOM3/C	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	278877 802375
Description of Works	Extend & refurbish existing cottage - AMENDMENT - 1. Adjustment to gable window positions and sizes, 2. Adjustment of rooflight positions from porch to main attic space, 3. Addition of access hatch and integrated ramsey ladder providing access to storage attic		
Location of Works	Balavil Cottage, Kingussie, PH21 1LU,		
Applicant Name	Balavil Estate		
Case Officer	Chris Milne (01349) 868817 Chris.Milne@highland.gov.uk		

Ref Number	22/01156/DOM4/B	Application Type	Domestic New Build Multi Plot
Date Received	28/11/2025	Grid Reference	290948 823010
Description of Works	new paved area, door location to en-suite revised, removal of non structural partition in hallway, door removed in corridor, infill existing door opening as bathroom layout changed		
Location of Works	The Keepers House, 3 Dalmore Road, Carrbridge, PH23 3BG,		
Applicant Name	Mrs Ellie Wilkes		
Case Officer			

Ref Number	25/01739/DOM2	Application Type	Domestic New Build (other)
Date Received	26/11/2025	Grid Reference	305232 833738
Description of Works	Single Storey Short Term Letting Unit		
Location of Works	Achnagallin Cottage, Mid Achnagallin, Grantown-On-Spey, PH26 3PL,		
Applicant Name	Mr Steven Oakes		
Case Officer	Andrew Dunley 01463 785082 andrew.dunley@highland.gov.uk		

Fort William And Ardnamurchan

Ward-21

Ref Number 22/00632/DOM3/A **Application Type** Domestic New Build Multi Plot
Date Received 25/11/2025 **Grid Reference** 208225 758184
Description of Works Attic conversion of existing cottage - AMENDMENT - 1 Addition of window at stair/bedroom - 2 - Updated Engineer's drawings, details, spec, etc to cover site changes

Location of Works 72 Loan Fern, Ballachulish, PH49 4JB,
Applicant Name Ms Sue McCann
Case Officer Iain Massey
iain.massey3@highland.gov.uk

Ref Number 24/01238/DOM3/A **Application Type** Domestic New Build Multi Plot
Date Received 24/11/2025 **Grid Reference** 157311 750463
Description of Works Gable simplified to remove 45 degree chamfered in plan and reduce area of glazing. Removing existing porch. and reconstructing a new porch to make more energy efficient. Existing 'annex' to be turned into kitchen / dining area with a back utility room. Bathroom to be removed in 'annex', and moved into "original" cottage building. The original cottage building will also accommodate the Living Room and a Study/ Bedroom. First Floor Bedroom 1 proposes to have an ensuite bathroom - AMENDMENT - Window changed to door, stove repositioned, upper floor walls removed to create an open plan office at the top of the staircase, all agreed on site with Building Control Officer

Location of Works Rhemore, Drimnin, Oban, PA80 5XZ,
Applicant Name Mr & Mrs A Firth
Case Officer Iain Massey
iain.massey3@highland.gov.uk

Ref Number 25/00324/NDOM5/A **Application Type** Domestic New Build Multi Plot
Date Received 26/11/2025 **Grid Reference** 210613 774069
Description of Works Alterations to the existing A &E department entrance area. Refurbishing a previous patient service office into a consulting room. The alterations to the existing A &E department entrance area were previously captured in the now out of date application for Building Warrant ref 23/01162/NDOM6. Surveyor Donald - AMENDMENT - New door to treatment room omitted as no longer required. Existing ceiling at store to be upgraded to 30min ceiling with void detection over.

Location of Works Belford Hospital, Belford Road, Fort William, PH33 6BS,
Applicant Name Mr Steven Wilson
Case Officer Iain Massey
iain.massey3@highland.gov.uk

Ref Number 25/01729/DOM3 **Application Type** Domestic Existing Building
Date Received 25/11/2025 **Grid Reference** 202036 763144
Description of Works Proposed Alterations and Extension to Dwelling House - (Building Warrant 22/00877/DOM3 is time expired)

Location of Works Tigh Bun Ruighe, Bunree, Onich, Fort William, PH33 6SE,
Applicant Name Mr & Mrs J Drummond
Case Officer Iain Massey
iain.massey3@highland.gov.uk

Ref Number 25/01743/DOM4 **Application Type** Domestic Existing Building
Date Received 27/11/2025 **Grid Reference** 210291 773789
Description of Works Proposed Alterations
Location of Works Gaskan, Fassifern Road, Fort William, PH33 6LJ,
Applicant Name Mr. & Mrs. G. Boyd
Case Officer Iain Massey iain.massey3@highland.gov.uk