

Agenda Item	6.5
Report No	PLS/21/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 1 April 2026

Report Title: 25/04536/FUL: C J Hospitality
12B Ness Walk, Inverness IV3 5SQ

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Change of use from offices (Class 4) to hotel (Class 7)

Ward: 13 Inverness West

Development category: Local Development

Reason referred to Committee: More than 5 objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks full planning permission for the change of use of the existing office building at 12B Ness Walk, Inverness from Class 4 (Business) to Class 7 (Hotel). The proposal would deliver a 45-bedroom hotel across three floors through internal reconfiguration of the existing layout. The ground floor would provide 12 bedrooms together with reception, lobby, dining and kitchen areas, while the first and second floors would accommodate 20 and 13 bedrooms respectively, all within the building's existing footprint.
- 1.2 Minor external works are required to facilitate the conversion including adjustments to existing window openings to align with new internal floor levels, removal and refitting of existing windows, and the installation of a new window within a former doorway, with associated infill and making good works rendered to match the existing walls. These alterations are limited in scale and are intended to maintain the building's established external appearance.
- 1.3 No extensions or changes to the surrounding grounds or parking arrangements are proposed. The development seeks to bring a vacant office building back into active use, providing new visitor accommodation in a central riverside location and contributing to the area's tourism and economic activity.
- 1.4 Pre Application Consultation: None
- 1.5 Supporting Information: Design Statement, Justification Statement, Transport Assessment, Marketing Statement, Planning Policy Statement
- 1.5 Variations: Removal of parking spaces along the roadside at the front of the building. Addition of accessible parking bay to front of building.

2. SITE DESCRIPTION

- 2.1 The application site comprises the former University of the Highlands and Islands (UHI) office building located at 12B Ness Walk, situated on the west bank of the River Ness within Inverness city centre. The property is a Category B listed building and forms part of the historic riverside townscape characterised by traditional stone architecture, mature landscaping and a strong civic identity. The building lies within the Inverness (Riverside) Conservation Area, an area defined by its cohesive groupings of traditional villas, institutional buildings and the linear, landscaped river corridor that frames key views along both sides of the river.
- 2.2 The building occupies a prominent yet recessed position set back from Ness Walk, with soft landscaping and parking areas located to the rear. Its principal east-facing elevation fronts the River Ness and retains the traditional proportions, masonry detailing, vertically oriented windows and pitched slate roof forms that contribute to its architectural significance. The structure comprises a three storey central block with lower two storey wings, reflecting its original early 19th century form as part of the former Royal Northern Infirmary complex.
- 2.3 The site sits within a mixed use context, with established residential, commercial, and hospitality uses in the immediate area, including other hotels and civic

buildings. The scale and massing of the building is reflected by the neighbouring modern 3-storey flats at Riverside Gardens to the rear.

- 2.4 The development is highly accessible by foot, cycle and public transport, benefitting from direct pedestrian connections to the city centre, Inverness Castle, and the wider riverside path network.
- 2.5 The building has 36No. existing car parking spaces split between the principal elevation facing the River, and also to the rear, facing the residential car parking at Riverside Gardens to the east. In addition, there is a covered cycle store with 10 Sheffield stands to the rear of the building.
- 2.6 Internally, the building has undergone significant modernisation during earlier refurbishment phases, including a major conversion in 2005 when the structure was stripped back to stone and timber framing before being fully refitted for office use. As a consequence, the interior now reflects a more contemporary office arrangement with limited surviving historic fabric, whereas the exterior continues to express the building's historic character and contributes positively to the Conservation Area setting.

3. PLANNING HISTORY

3.1	30.04.2003	03/00195/FULIN - Change of use from hospital building to office use. Demolition of ancillary extensions and links. Erection of two part new fire escape stairs.	Permission granted
3.2	30.04.2003	03/00200/LBCIN - Change of use from hospital building to office use. Demolition of ancillary extensions and links. Erection of two part new fire escape stairs.	Listed Building Consent
3.3	20.09.2005	05/00542/LBCIN - Listed Building consent for installation of CCTV cameras to facade of existing building.	Listed Building Consent
3.4	19.05.2006	05/01174/ADVIN - Signage	Permission granted
3.5		25/04614/LBC - Alterations & change of use to hotel	Pending consideration

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Affecting a Conservation Area and Unknown Neighbour
Date Advertised: 19.12.2025
Representation deadline: 09.01.2026
Timeous representations: 70

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) traffic and parking impacts
- b) impact on residential amenity
- c) location inappropriate due to proximity to vulnerable users
- d) application is technically incomplete or defective.
- e) use may not be a genuine hotel and could become long-stay accommodation
- f) proposal conflicts with multiple NPF4 and IMFLDP policies
- g) community/health use is viewed as more appropriate and aligned with the building's history

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet
<https://www.highland.gov.uk/planning/view-comment-planning-applications>.

5. CONSULTATIONS

- 5.1 **Historic Environment Team:** No objection. The proposal involves mainly internal alterations to convert the vacant Category B Listed former UHI building into a hotel, with only minor changes to two rear windows and a rear door. Although most historic fabric was removed during the major 2005 refurbishment, any original features uncovered during works must be reported to the Historic Environment Team. Overall, the Conservation Team raise no further comments.
- 5.2 **Flood Team:** No objection. Although SEPA's future flood maps indicate that the site lies beside an area at risk from the River Ness and sits upstream of the defended reach, the 2011 Flood Risk Assessment and updated climate change allowances show that predicted flood levels remain significantly below the building's finished floor level of 7.3mAOD. With over 1.3m of freeboard even under the latest 40% climate change allowance, the residual flood risk is considered low.
- 5.3 **Environmental Health:** No objection subject to conditions to protect residential amenity.
- 5.4 **Transport Planning:** Transport Planning raises no objection to the proposal, following receipt of updated information clarifying parking arrangements, servicing operations and site layout. The former office use generated higher peak hour traffic than the proposed hotel, and the development is therefore expected to reduce traffic pressures on the surrounding road network. The internal layout has been demonstrated to operate safely, with refuse and delivery vehicles able to enter and exit in forward gear. Key requirements are the provision of three fully compliant accessible parking bays, a developer contribution to mitigate the shortfall relative to maximum parking standards, and a Construction Traffic Management Plan to manage construction activity in this constrained area. Cycle parking and active travel connections are considered satisfactory, and servicing frequencies are manageable within the site without adverse impact on neighbouring residents.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Policy Framework 2023 (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 7 - Historic Assets and Places

Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 22 - Flood Risk and Water Management

Policy 27 - City, Town, Local and Commercial Centres

Policy 30 - Tourism

6.2 Highland-wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

34 - Settlement Development Areas

44 - Tourist Accommodation

56 - Travel

57 - Natural, Built and Cultural Heritage

64 - Flood Risk

6.3 Inner Moray Firth Local Development Plan 2 2024 (IMFLDP2)

Policy 1 - Low and Zero Carbon Development

Policy 6 - Town Centre First

Policy 8 - Placemaking

Policy 14 - Transport

6.4 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets

Creating Places

Managing Change in the Historic Environment

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting, design and the historic environment
 - c) residential amenity
 - d) access and infrastructure
 - e) flood risk
 - f) any other material considerations

Development plan/other planning policy

- 8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), and the Inner Moray Firth Local Development Plan 2 (IMFLDP2).
- 8.5 NPF4 and HwLDP: NPF4 Policies 1-3 apply to all development proposals nationwide. When considering proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.6 The HwLDP's tourism policies support appropriately scaled accommodation within settlement boundaries, and the conversion responds directly to the plan's intent to enhance the vitality of the River Ness corridor through regeneration and diversification.
- 8.7 The Inner Moray Firth LDP notes the reuse of this site for commercial or leisure purposes, with its proximity to the city centre reinforcing its suitability for a hotel use. Importantly, the proposal complies with Historic Environment Scotland's Managing Change guidance by limiting external alterations to a secondary elevation and ensuring all works are sympathetic, reversible where possible, and protective of the building's special architectural interest. Taken together, the proposal is consistent with the development plan and supports the long term retention and viable use of a significant heritage asset.

- 8.8 Objectors consider the proposal contrary to multiple NPF4 and IMFLDP policies. The assessment demonstrates that the development represents a sustainable reuse of an existing building in an accessible urban location and supports policy objectives relating to regeneration, tourism, and the productive reuse of land and buildings. Given the minimal external change, compatibility with surrounding uses, and the building's contribution to the wider riverside setting, the proposal is considered to comply with the relevant policies of the Development Plan.
- 8.9 The proposal to convert 12 Ness Walk from offices to a boutique hotel represents a policy compliant and sustainable reuse of a vacant Category B listed building within an accessible city centre location. The development is considered to align with the key principles of NPF4 by making productive use of an existing structure and delivering visitor accommodation in a walkable, well connected urban context.
- 8.10 Subject to ensuring that the development can adequately address any potential impact on siting and design; roads, access and parking; water, flood risk and drainage; impact on residential amenity; open space, trees and landscaping; impact on habitat, species and biodiversity; impact on infrastructure and services; the proposal would be considered to comply with the Development Plan.

Siting, Design and the Historic Environment

- 8.11 The application site comprises a Category B listed building forming part of the historic Royal Northern Infirmary complex, a significant early 19th-century institution fronting the River Ness. The building contributes strongly to the character and architectural quality of the Inverness (Riverside) Conservation Area through its traditional masonry construction, vertically proportioned window openings and coherent historic frontage.
- 8.12 The building underwent substantial refurbishment in 2005 – including removal of much internal fabric, installation of new stair towers, and reharling of the rear elevations – and the external appearance, proportions and principal elevation remain key elements of its historic value. It has been used as Class 4 office accommodation by UHI since its refurbishment. The current proposal focuses predominantly on internal reconfiguration to allow for a Class 7 hotel use.
- 8.13 All external repairs and alterations would be carried out using matching materials and profiles to ensure continuity with the existing historic fabric. The works to the rear elevation – including raising two windows and infilling a former doorway with a new sash and case unit – are proposed in materials and detailing consistent with the surrounding wall finishes, preserving the building's established rhythm of openings and maintaining architectural coherence.
- 8.14 Internally, the proposal would use the existing room spaces, with no alterations to the original fabric. New partitions would be introduced to these spaces to form individual bedrooms and bathrooms, kitchen, plant, seating, and reception areas.
- 8.15 During development works, if any original historic fabric is uncovered – particularly on the upper floors following the removal of modern dropped ceilings – it is

considered appropriate and necessary that work shall stop to allow for its preservation and recording. This can be controlled by condition.

- 8.16 The proposal represents a positive and sustainable reuse of a vacant Listed Building, supporting its long term preservation by bringing it back into an active and economically viable use. This sensitive approach – minimising external change, ensuring alterations are reversible where possible, and retaining all principal architectural elements visible from Ness Walk – aligns with best practice in conservation and with the guidance provided by Historic Environment Scotland. The works will reinforce the character of the Riverside Conservation Area by preserving the historic riverside frontage and enhancing the vitality of this prominent location. Overall, the proposal is considered to achieve an appropriate balance between maintaining the building’s historic significance and enabling its contemporary reuse, which is strongly supported in the planning policy context for heritage assets.

Residential Amenity

- 8.17 Representations refer to the suitability of a hotel close to vulnerable users, including nearby healthcare facilities. The site sits within a long-established mixed-use environment incorporating residential, civic, healthcare, and hospitality uses. Hotels are considered to be compatible with such urban settings, and there is no evidence that the proposed use would conflict with or endanger neighbouring sensitive uses. The continued use of the existing building for a low intensity commercial use is therefore considered appropriate for its context.
- 8.18 The proposed hotel use is expected to have a lower overall impact than the building’s previous use as the UHI offices, which would have generated concentrated peak time staff movements and daytime operational activity.
- 8.19 In contrast to an office use, a hotel would operate at a quieter, more consistent level throughout the day. The developer has indicated that the proposal does not include a public bar or restaurant accessible to non-residents, thereby avoiding additional footfall or noise associated with larger hotel operations.
- 8.20 Access to the hotel will continue to be taken from the principal, front elevation facing the River Ness, and away from neighbouring residential properties, ensuring that guest movements do not intensify activity near shared boundaries. While there would be some relatively small alterations to the existing rear window openings facing towards Riverside Gardens, these changes do not introduce new overlooking positions and maintain existing separation distances. The existing parking arrangements would remain unaltered. Given the lack of extensions, the limited external changes, and the low intensity nature of the proposed use, the development is not considered to result in significant adverse effects on neighbouring residential amenity.
- 8.21 The proposal would change the existing small office space which is located forward of the principal elevation to a dining room. Within the main reception space on the principal elevation, there would also be a reception with a bar. To the east side of the building facing out to the existing parking is the kitchen.

- 8.22 The hotel would operate on a small scale with limited resident only catering, no function use, and no designated outdoor seating area in accordance with the applicant's operational commitments. Deliveries and waste collections would be restricted to daytime hours and limited in frequency, reducing the potential for early morning or late evening disturbance.
- 8.23 Environmental Health has confirmed that the proposal would be acceptable subject to appropriate controls. No external plant or machinery is proposed, with all mechanical and extract systems located internally and acoustically treated to prevent noise impacts on neighbouring properties.
- 8.24 Subject to conditions securing these measures the proposal is not expected to result in any significant adverse effects on residential amenity.

Access and Infrastructure

- 8.25 The submitted Transport Statement confirms that the proposed hotel use will generate significantly fewer peak time vehicle movements than the former office accommodation, with lower activity again during off peak periods. The surrounding road network is expected to continue operating satisfactorily, and no physical mitigation is required.
- 8.26 Transport Planning advises that the development will utilise 36 existing onsite parking spaces, which reflects the historic provision serving the former office use. While this is below the Council's maximum standard of 49 spaces for a hotel of this scale, Transport Planning accepts the reduced level in this case on the basis of the site's highly accessible city centre location, strong active travel and public transport links, and the applicant's commitment to active parking management. Three fully compliant accessible parking bays are required and have been incorporated into the revised layout. Updated swept path analysis confirms safe forward gear access for servicing vehicles, and overall access and network impacts are considered acceptable.
- 8.27 Transport Planning raises no objection to the proposal. Updated swept path analysis confirms that refuse and delivery vehicles can safely access and exit the site in forward gear, and that servicing activity can be accommodated within the forecourt without overspill onto Riverside Gardens. The site sits within a 20mph environment with continuous footways and strong active travel connections, and overall access and network impacts are considered acceptable. Three accessible parking bays are required and have been incorporated into the updated layout. A Construction Traffic Management Plan (CTMP) will also be required, given the constrained nature of the local road network.
- 8.28 Although the proposal falls short of the Council's maximum parking standard, the Planning Authority considers this does not, in this case, justify requiring a developer contribution. The hotel's central, highly walkable location, together with excellent public transport accessibility and strong active travel connections, significantly reduces reliance on private cars. The Transport Statement confirms that the proposed use will generate substantially fewer peak hour vehicle movements than the former office use, easing rather than intensifying parking pressure. Existing secure cycle storage, supplemented by additional cycle friendly

measures, further supports a sustainable modal split. In this context – and consistent with Development Plan objectives promoting modal shift and reduced private car reliance in accessible urban locations – the reduced level of onsite parking is considered acceptable. While Transport Planning note that a contribution would ordinarily be sought to mitigate the 13space shortfall relative to the maximum standard, the Planning Authority considers that, for this particular citycentre site, the combination of sustainable travel opportunities and lower traffic generation provides sufficient justification not to require such a contribution.

- 8.29 Vehicular and pedestrian access will remain unchanged, using established access points that have functioned effectively for many years. The internal layout would direct guests towards the principal elevation, limiting movements close to neighbouring residential properties. The applicant's intention to implement a Green Travel Plan, promoting sustainable travel through cycle facilities, staff travel measures and guest information, is welcomed.
- 8.30 Servicing and deliveries will be restricted to twice weekly between 10:00 and 16:00, Monday to Saturday, with waste collections following the same pattern. Given the limited resident-only catering offering, servicing requirements will remain low. These measures ensure that operational needs can be met without creating disturbance or obstructing surrounding properties.
- 8.31 Representations raised concerns regarding traffic, parking pressure and road safety. However, Transport Planning confirms that the hotel use would not materially increase vehicle movements compared with the former office use, the existing access and parking layout can accommodate demand, and no safety or capacity issues have been identified. The proposal is therefore acceptable in respect of traffic, access and parking.

Flood Risk

- 8.32 The site lies adjacent to an area identified as at risk of flooding from the River Ness; however, the Flood Risk Management Team has confirmed that the building benefits from a substantial margin of safety. Although the site is upstream of the River Ness flood defences, the 2011 Flood Risk Assessment—adjusted to reflect SEPA's updated 40% climate change allowance—indicates predicted flood levels of around 5.98mAOD. With the building's finished floor level set at 7.3mAOD, this provides more than 1.3m of freeboard. On this basis, the Team concludes that the residual flood risk to the building is low and raises no objection to the proposal.

Other material considerations

- 8.33 Representations claim the application is technically incomplete or contains inaccuracies. All required plans, supporting documents, and assessments have been submitted and validated by the Planning Service, and no outstanding information is required to enable proper consideration of the proposal. Minor discrepancies relating to missing plans, the description of development and the development area highlighted by third parties have been reviewed and do not affect the ability to assess the development or its impacts. The application is therefore competent for assessment and determination.

- 8.34 Ecological concerns were raised in representations, including reference to potential impacts on bats and nesting birds. However, the proposal does not involve any roof works, roof void disturbance, demolition, or external alterations that would affect features commonly associated with bat roosting or bird nesting. External changes are limited solely to the alteration of two rear window openings and the reinstatement of a former doorway with a new window, all of which are confined to the existing building envelope and do not affect bat sensitive structures. As such, the development does not trigger the need for protected species surveys, and there is no evidence of ecological risk arising from the proposed works.

Non-material considerations

- 8.35 Representations express a preference for the building to return to community or healthcare use due to its historical association. Planning must, however, assess the acceptability of the proposal submitted rather than alternative uses that some parties might prefer. There is no policy requirement for the site to serve a community or health function, and the reuse of a long vacant Listed building for hotel accommodation represents a beneficial and viable use that aligns with Development Plan objectives.
- 8.36 In addition, representations suggest that the building may not operate as a genuine hotel and could become long stay accommodation. The application seeks permission for Class 7 (Hotel) use, and any future change to long stay residential or sui generis accommodation would require planning permission.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.37 None
- 8.38 The Planning Authority has noted the initial interest from the Bishops Court Residents Association for a 'Good Neighbour Agreement' [as provided for under s75 and 75D of the Town and Country Planning (Scotland) Act 1997 (inserted by the 2006 Act) – and as set out by Circular 3/2012 Planning Obligations and Good Neighbour Agreements (Revised November 2020).]
- 8.39 While this type of Agreement is a separate, private contract and not a substitute for planning conditions, the proposed voluntary agreement is noted as a mechanism for facilitating further community engagement and the Planning Authority welcomes the initiative to manage future relationships and communications between the Developer and the Community.

9. CONCLUSION

- 9.1 The proposed change of use from offices (Class 4) to hotel (Class 7) represents a sensitive and sustainable reuse of a vacant Category B Listed building within the Inverness (Riverside) Conservation Area, delivering an appropriate form of development within a highly accessible edge of citycentre location, and providing a suitable long-term use for the prominent site. The scheme has been designed to respect the building's architectural and historic character, with external alterations limited to the rear elevation and carried out using matching materials. Internally, the works allow the building to be brought back into viable use while ensuring any

historic fabric uncovered during construction is appropriately safeguarded. The development will maintain the established character of the Inverness (Riverside) Conservation Area and contributes positively to the continued vitality of the riverfront setting.

- 9.2 Assessment of the material considerations – including siting and design, historic environment impacts, residential amenity, access and infrastructure, and flood risk – has identified no significant adverse effects that would justify refusal. Matters raised in representations have been fully considered and, where relevant, addressed within the assessment.
- 9.3 The proposal accords with the relevant provisions of NPF4, the Highland wide Local Development Plan, and the Inner Moray Firth Local Development Plan, all of which support the reuse of existing buildings, delivery of tourism accommodation in accessible locations, and the regeneration and enhancement of the River Ness corridor.
- 9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation/up-front payment	N
Revocation of previous permission	N

Recommended to **GRANT** the application subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development shall commence until details of any external seating areas shall have been submitted to and received the approval in writing of the Planning Authority. Thereafter the development shall commence in accordance with the approved details. For the avoidance of doubt, the use of any external area for the purposes of eating or drinking shall not be permitted between the hours of 2200 and 0900.

Reason: In the interests of protecting residential amenity.

3. Waste collections and HGV deliveries shall be restricted to between the hours of 1000 and 1600, Monday to Saturday. No deliveries by any vehicle shall take place between the hours of 2200 and 0900.

Reason: In the interests of protecting residential amenity.

4. During development works, if any original historic feature(s) is uncovered, works within that part of the building shall stop until a scheme for recording and preserving the feature(s), along with a timetable for doing so, shall have been submitted for the approval in writing of the Planning Authority. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: In order to preserve and record any features of historic interest.

5. No development shall commence until a Construction Traffic Management Plan (including a routing plan for construction vehicles) shall have been submitted to, and approved in writing by, the Planning Authority. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

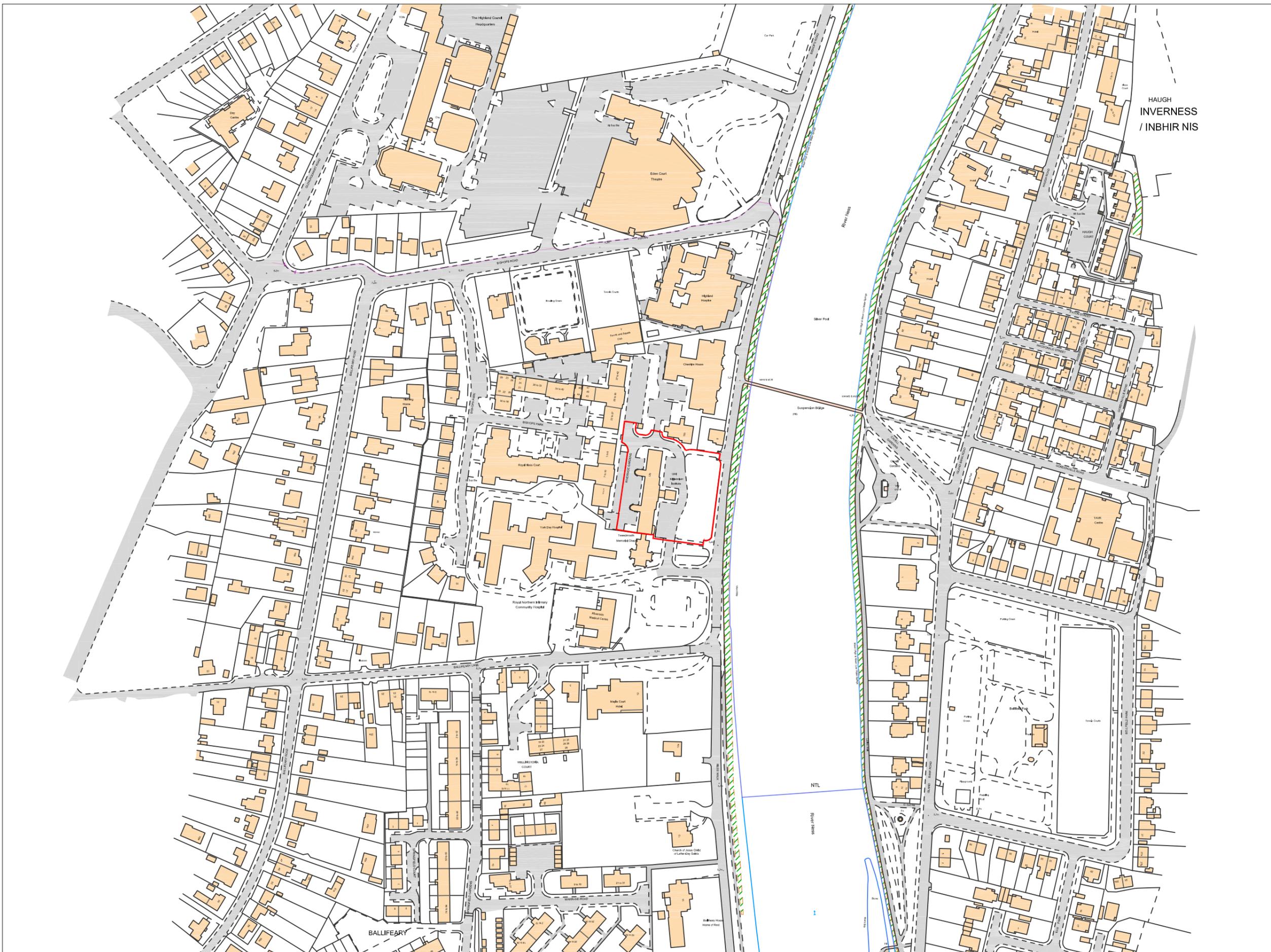
Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: Bob Robertson
Designation: (Acting) Planning Manager - South
Author: Elaine Watt
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 001 REV A - Location Plan
Plan 2 - SK-002 REV C - Site Layout Plan
Plan 3 - SK-100 REV D - Ground Floor Plan
Plan 4 - SK-101 REV C - First Floor Plan
Plan 5 - SK-102 REV C - Second Floor Plan
Plan 6 - SK-300 - Proposed Elevation Plan
Plan 7 - SK2-400 - Section Plan, Window Detail

Figured dimensions only to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM:
Hazard Identification & Risk Reduction has been undertaken and recorded where appropriate. In accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'



LOCATION PLAN

1:2500 SCALE



Rev	Description	Date



Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
C J Hospitality

Project
Change of use to Former HIE offices
12B Ness Walk, Inverness

Project No. 2401

Drawing No. 001

Revision A

Location plan

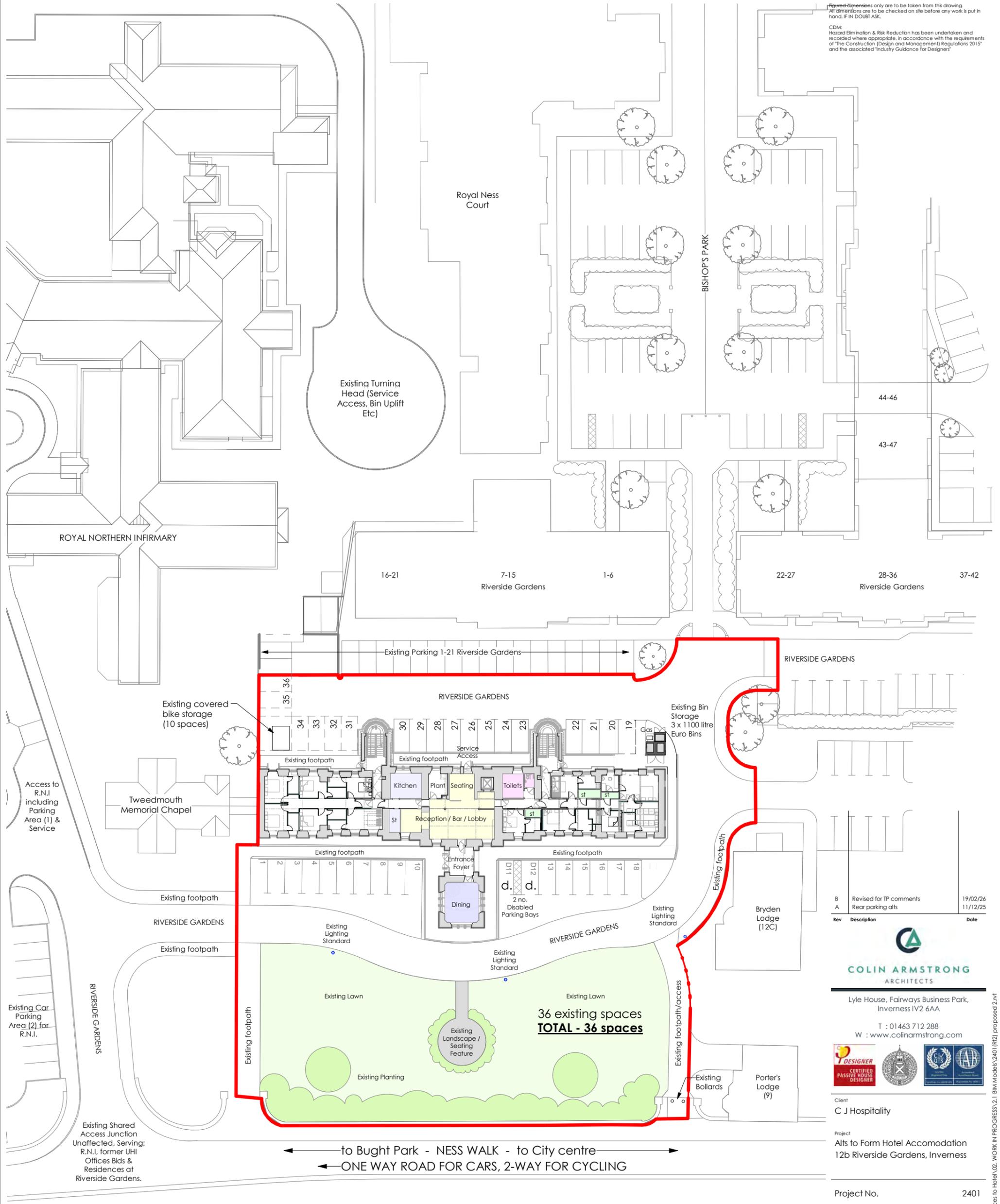
Status

Date Created Nov '25
Drawn by MM

Scale 1:2500 @ A3
Sheet @ A3

Figure Dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'



Rev	Description	Date
B	Revised for TP comments	19/02/26
A	Rear parking alts	11/12/25



Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client
C J Hospitality

Project
Alts to Form Hotel Accomodation
12b Riverside Gardens, Inverness

Project No.	2401
Drawing No.	SK-002
Revision	B

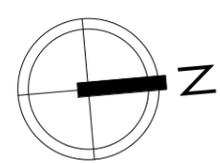
Status	
Date Created	Nov '25
Scale	1 : 500
Drawn by	MM
Sheet	@ A3

Site Layout Plan

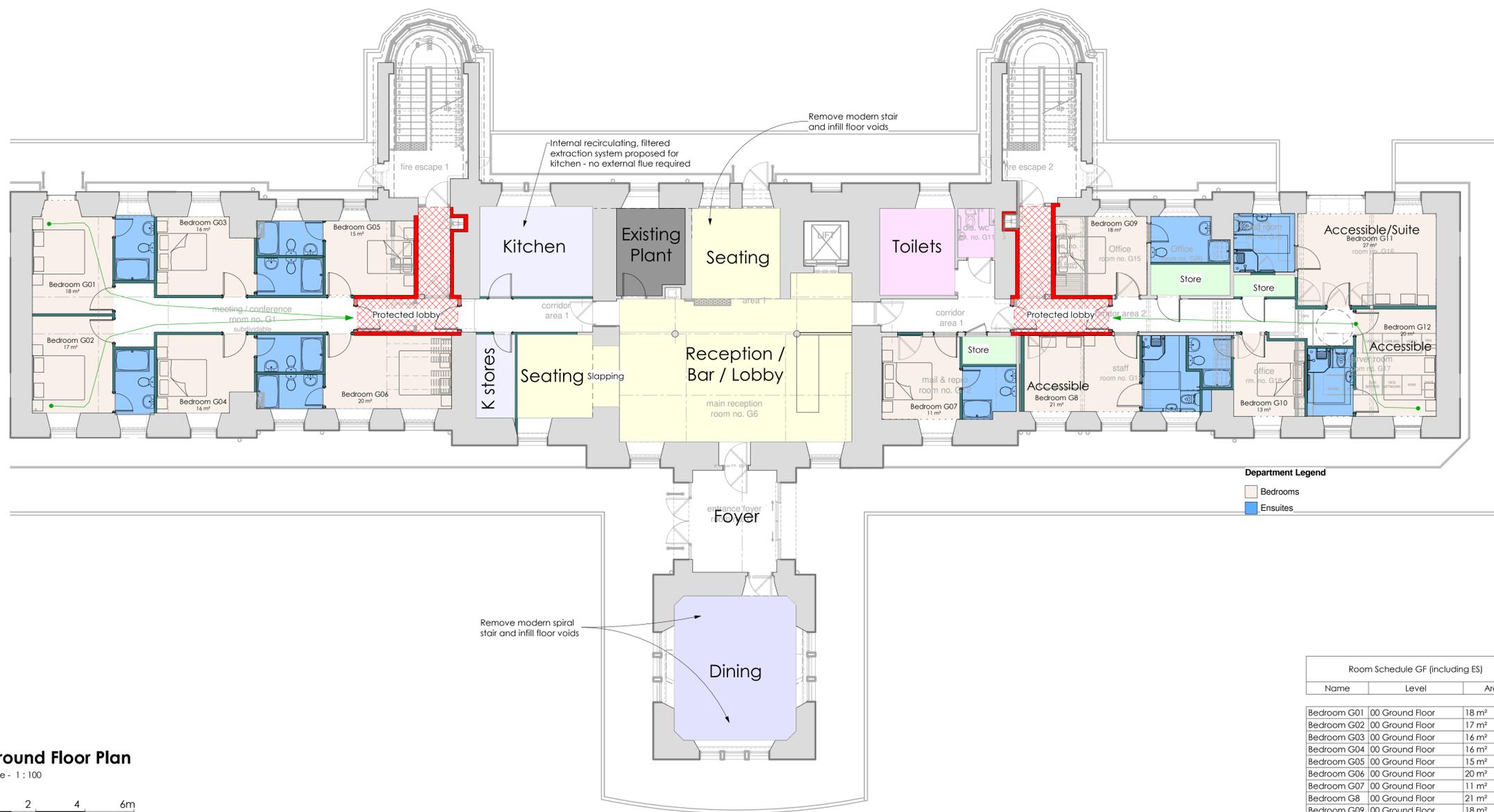
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Scale 1:500



From file : X:\Documents\2401 - C J Hospitality, Former UHI Offices to Hotel\02. WORK IN PROGRESS\2.1 BIM Models\2401 (R12) proposed 2.rvt
Printed on : 19/02/2026 14:47:29



Ground Floor Plan
Scale - 1 : 100



Room Schedule GF (including ES)		
Name	Level	Area
Bedroom G01	00 Ground Floor	18 m ²
Bedroom G02	00 Ground Floor	17 m ²
Bedroom G03	00 Ground Floor	16 m ²
Bedroom G04	00 Ground Floor	16 m ²
Bedroom G05	00 Ground Floor	15 m ²
Bedroom G06	00 Ground Floor	20 m ²
Bedroom G07	00 Ground Floor	11 m ²
Bedroom G8	00 Ground Floor	21 m ²
Bedroom G09	00 Ground Floor	18 m ²
Bedroom G10	00 Ground Floor	13 m ²
Bedroom G11	00 Ground Floor	27 m ²
Bedroom G12	00 Ground Floor	20 m ²

GF - 12 Bedrooms
FF - 20 Bedrooms
SF - 13 Bedrooms
TOTAL - 45 Bedrooms

Rev	Description	Date
D	Revised for TP/EN comments	19/02/24
C	Alts from site visit	26/11/25
B	Client comments	20/11/25
A	Client comments	18/11/25



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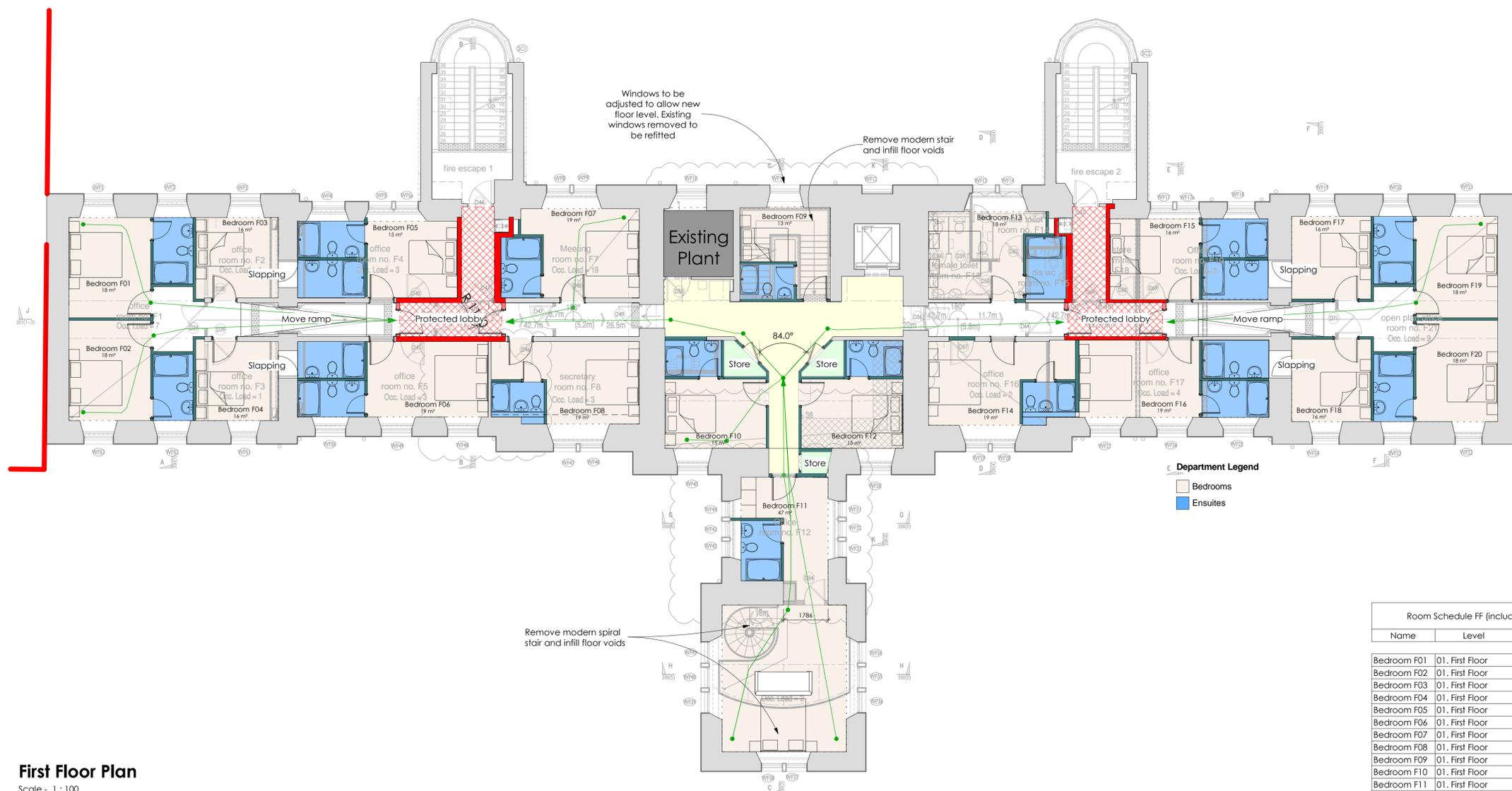


Client
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Project
Alts to Form Hotel Accommodation
12b Riverside Gardens, Inverness

Project No.	2401
Drawing No.	SK-100
Revision	D

Ground Floor	
Status	
Date Created	Nov '25
Scale	1 : 100
Drawn by	MM
Sheet	@ A1



First Floor Plan

Scale - 1 : 100



Scale 1:100

Department Legend

- Bedrooms
- Ensuites

Room Schedule FF (including ES)		
Name	Level	Area
Bedroom F01	01, First Floor	18 m ²
Bedroom F02	01, First Floor	18 m ²
Bedroom F03	01, First Floor	16 m ²
Bedroom F04	01, First Floor	16 m ²
Bedroom F05	01, First Floor	15 m ²
Bedroom F06	01, First Floor	19 m ²
Bedroom F07	01, First Floor	19 m ²
Bedroom F08	01, First Floor	19 m ²
Bedroom F09	01, First Floor	13 m ²
Bedroom F10	01, First Floor	15 m ²
Bedroom F11	01, First Floor	47 m ²
Bedroom F12	01, First Floor	15 m ²
Bedroom F13	01, First Floor	18 m ²
Bedroom F14	01, First Floor	19 m ²
Bedroom F15	01, First Floor	16 m ²
Bedroom F16	01, First Floor	19 m ²
Bedroom F17	01, First Floor	16 m ²
Bedroom F18	01, First Floor	16 m ²
Bedroom F19	01, First Floor	18 m ²
Bedroom F20	01, First Floor	18 m ²

GF - 12 Bedrooms
 FF - 20 Bedrooms
 SF - 13 Bedrooms
TOTAL - 45 Bedrooms

Rev	Description	Date
C	Revised for IP/EH comments	19/02/24
B	Alts from site visit	26/11/25
A	Client comments	18/11/25



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Client
C J Hospitality

Project
**Alts to Form Hotel Accommodation
 12b Riverside Gardens, Inverness**

Project No. **2401**

Drawing No. **SK-101**

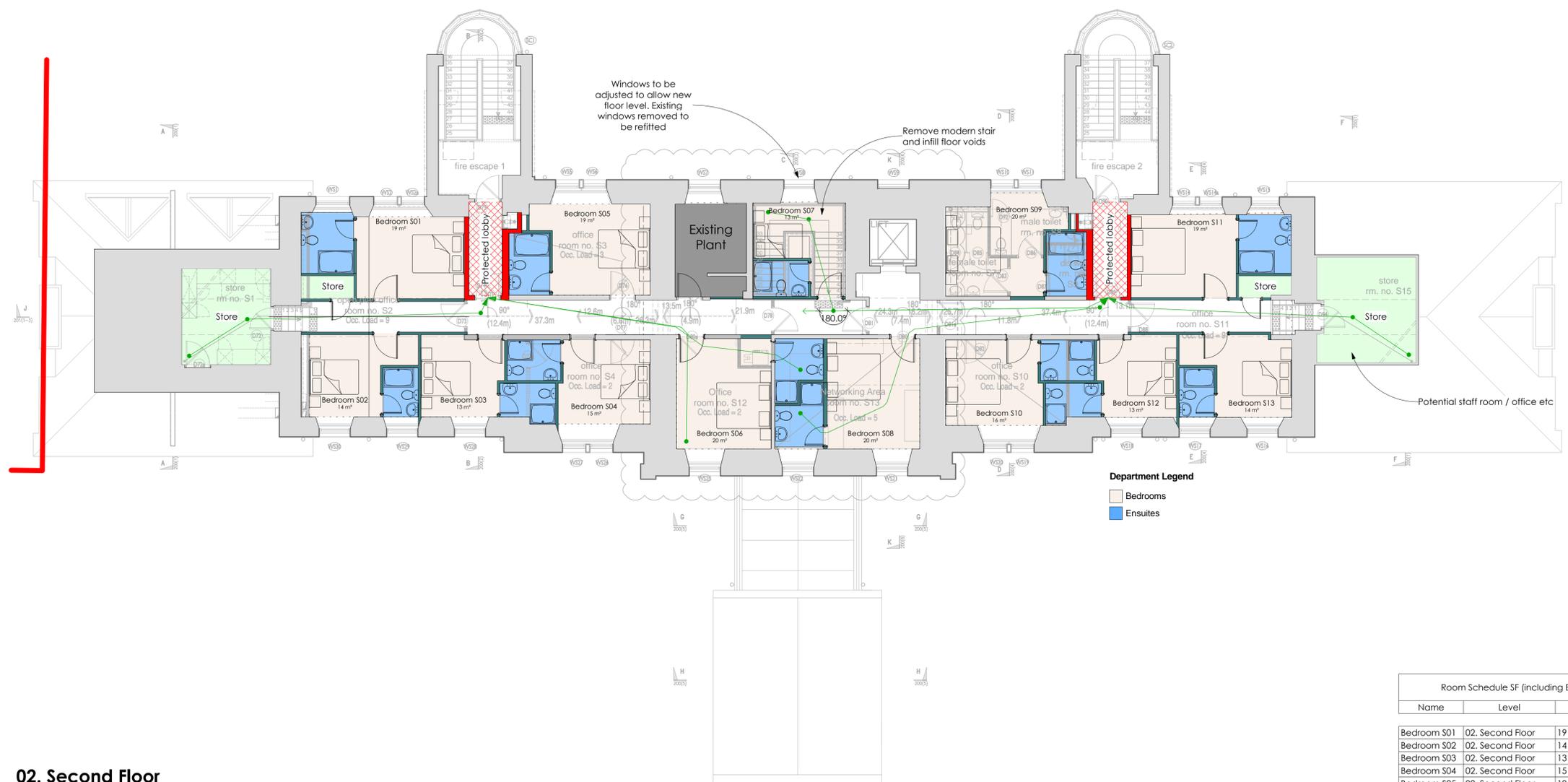
Revision **C**

First Floor

Status

Date Created **Nov '25** Drawn by **MM**

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Department Legend
 Bedrooms
 Ensuites

02. Second Floor
 Scale - 1 : 100

 Scale 1:100

Room Schedule SF (including ES)		
Name	Level	Area
Bedroom S01	02. Second Floor	19 m ²
Bedroom S02	02. Second Floor	14 m ²
Bedroom S03	02. Second Floor	13 m ²
Bedroom S04	02. Second Floor	15 m ²
Bedroom S05	02. Second Floor	19 m ²
Bedroom S06	02. Second Floor	20 m ²
Bedroom S07	02. Second Floor	13 m ²
Bedroom S08	02. Second Floor	20 m ²
Bedroom S09	02. Second Floor	20 m ²
Bedroom S10	02. Second Floor	16 m ²
Bedroom S11	02. Second Floor	19 m ²
Bedroom S12	02. Second Floor	13 m ²
Bedroom S13	02. Second Floor	14 m ²

GF - 12 Bedrooms
 FF - 20 Bedrooms
 SF - 13 Bedrooms
TOTAL - 45 Bedrooms

19/02/24
 26/11/25
 18/11/25
 Rev Description Date
 C Revised for FP/EH comments
 B A1's from site visit
 A Client comments

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Project
 A1's to Form Hotel Accommodation
 12b Riverside Gardens, Inverness

Project No. 2401

Drawing No. SK-102

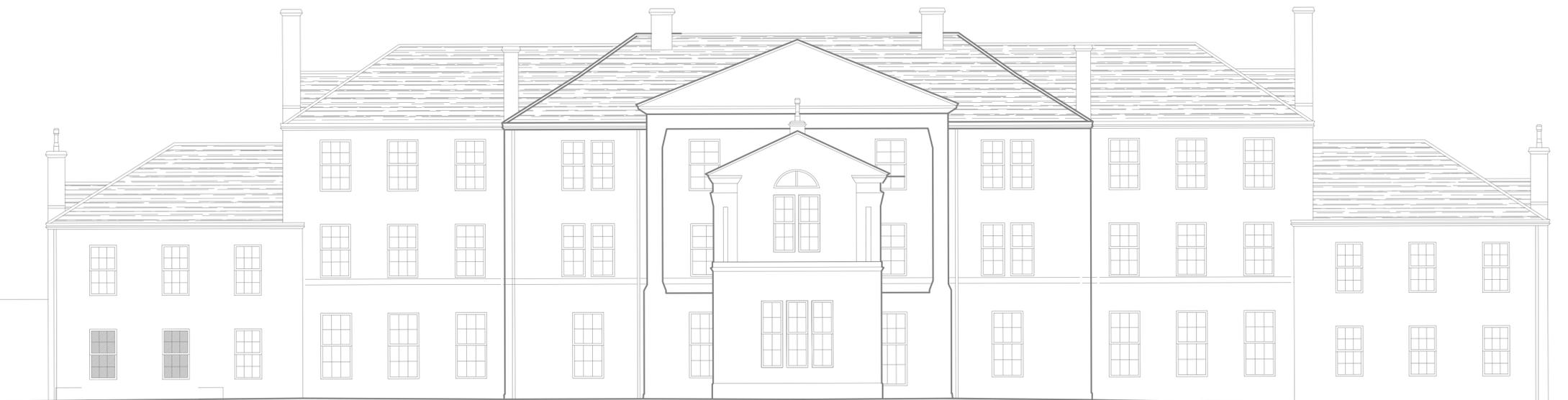
Revision C

Second Floor

Status

Date Created Nov '25
 Scale 1 : 100

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 Sheet @ A1



Front Elevation (East) as Existing Copy 1

Scale - 1 : 100

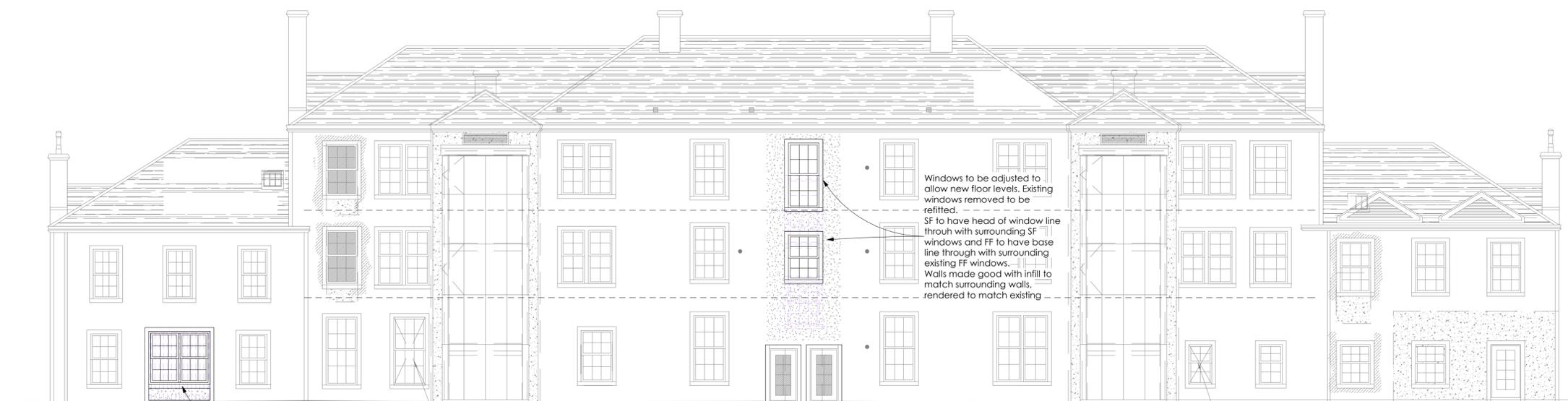


LHS elevation (South) as Proposed

Scale - 1 : 100

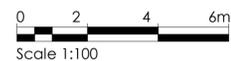
RHS elevation (North) as Proposed

Scale - 1 : 100



Rear Elevation (West) as Proposed

Scale - 1 : 100



Rev	Description	Date



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Alts to Form Hotel Accommodation
12b Riverside Gardens, Inverness

Project No. 2401

Drawing No. SK-300

Revision

Elevations as Proposed

Status

Date Created 11/26/25

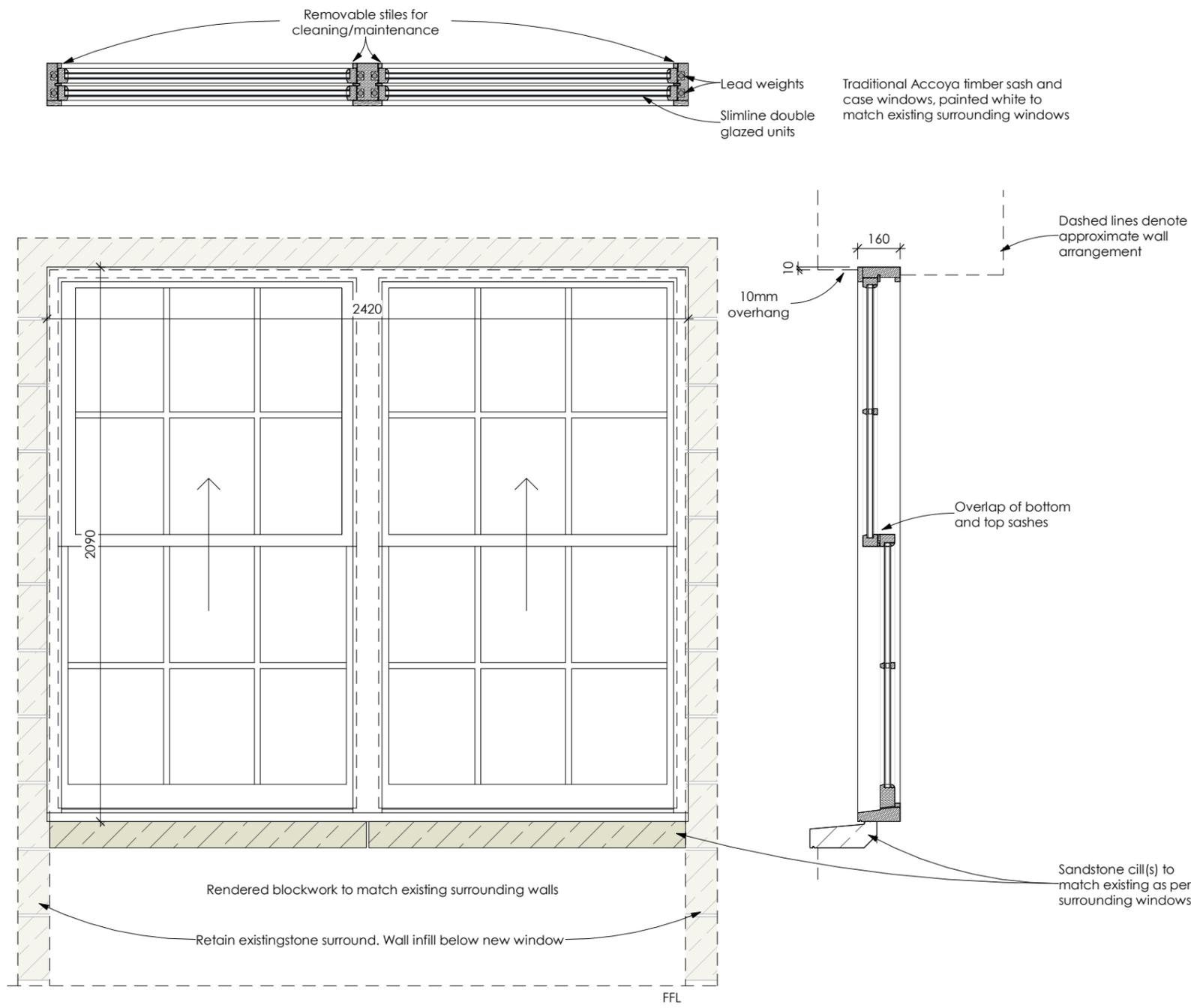
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Drawn by Author

Sheet @ A1

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



NGFW01

Scale - 1 : 20



Scale 1:20

Rev	Description	Date

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Client
C J Hospitality

Project
Alts to Form Hotel Accomodation
12b Riverside Gardens, Inverness

Project No. 2401

Drawing No. SK2-400

Revision

Window Detail

Status

Date Created Dec '25

Drawn by MM

Scale 1 : 20

Sheet @ A3

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