

Agenda Item	<b>6.6</b>
Report No	<b>PLS/22/26</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 1 April 2026

**Report Title:** 25/04614/LBC: C J Hospitality  
Former UHI Offices  
12B Ness Walk  
Inverness  
IV3 5SQ

**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Alterations including fenestration and doors to rear elevation

**Ward:** 13 Inverness West

**Development category:** Local Application

**Reason referred to Committee:** 5 or more 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

The application is recommended to **GRANT** the application as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 Listed Building Consent is sought for the alterations and change of use to a hotel to the building associated with the planning application (25/04536/FUL) for change of use of the existing Class 4 office building to a Class 7 hotel within the Category B Listed Building at 12B Ness Walk, Inverness.
- 1.2 The proposal includes internal alterations to form guest accommodation, circulation spaces and service areas, alongside a number of external works focused on the rear elevation. These include the raising of two existing former stairwell windows to align with revised internal floor levels following the removal and infilling of a modern stairwell. The existing sash-and-case windows will be carefully removed and reinstated within the re-worked openings.
- 1.3 In addition, a set of modern timber double doors inserted in 2005 at ground floor level will be removed, with the opening infilled and replaced with a new timber sash-and-case window to match existing fenestration. Associated infill works will use materials matching the existing harled and rendered finishes. No alterations are proposed to the principal east-facing elevation.
- 1.4 Pre-Application Consultation: None
- 1.5 Supporting Information: Design Statement, Justification Statement, Transport Assessment, Operational Statement, Proposed Concept Interior Design
- 1.6 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The application site comprises the former 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 facing the River Ness retains exposed historic stonework and traditional detailing, while the side and rear elevations were re-harled as part of works in 2005. 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. It 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.

2.4 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 Consent	Building
3.3	20.09.2005	05/00542/LBCIN - Listed Building consent for installation of CCTV cameras to facade of existing building	Listed Consent	Building
3.4	19.05.2006	05/01174/ADVIN - Signage	Permission granted	
3.5		25/04536/FUL - Change of use from offices (Class 4) to hotel (Class 7)	Pending consideration	

### 4. PUBLIC PARTICIPATION

4.1 Advertised: Listed Building

Date Advertised: 23.12.2025 (Edinburgh Gazette) 26.12.2025 (Inverness Courier)

Representation deadline: 16.01.2026

Timeous representations: 11

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) inappropriate use for a culturally significant historic landmark;
- b) adversely affect the listed building's historic character;
- c) lacks sufficient detail to allow proper assessment of impacts on the listed fabric;
- d) scale and nature of activity associated with hotel use may detract from the established townscape character.

- 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 (03/00200/LBCIN), any original features uncovered during works must be reported to the Historic Environment Team. Overall, the Conservation Team raise no further comments.
- 5.2 **Historic Environment Scotland:** No comments to make on this application.

## 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 7 - Historic Assets and Places  
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings  
Policy 14 - Design Quality and Place

### 6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design  
29 - Design Quality and Place-making  
34 - Settlement Development Areas  
57 - Natural, Built and Cultural Heritage

### 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

### 6.4 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)  
Historic Windows and Doors (May 2017)  
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**

### **Determining Issues**

- 8.1 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, "In considering whether to grant listed building consent for any works, the Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 8.2 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, the Planning Authority has to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 8.3 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**

- 8.4 The key considerations in this case are:
- a) compliance with national and local heritage policy
  - b) impact on the character and setting of the listed building
  - c) any other material considerations

### **Compliance with National and Local Heritage Policy**

- 8.5 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).
- 8.6 The proposal has been assessed against NPF4 Policy 7: Historic Assets and Places, which requires that development affecting listed buildings must preserve or enhance their special architectural or historic interest. The works are limited, sensitively designed and largely affect modern fabric introduced during the 2005 refurbishment (03/00200/LBCIN). The principal elevations, setting and defining historic characteristics are preserved, and the proposal therefore complies with NPF4 Policy 7.
- 8.7 At the local level, the proposal has been considered against HwLDP Policies 28 (Sustainable Design) and 57 (Natural, Built and Cultural Heritage), both of which require the protection and sensitive management of historic assets. As the alterations are modest, reversible, and use traditional materials, the proposal is considered to comply with these policies.

### **Impact on the Character and Setting of the Listed Building**

- 8.8 The building forms part of the former Royal Northern Infirmary complex and retains historic civic value and architectural interest through its symmetrical form, with harled external finishes, stone window surrounds and traditional sash-and-case

fenestration. The Justification Statement confirms that a major refurbishment in 2005 removed most internal historic fabric, meaning the building's special interest now lies predominantly in its external form and riverside presence.

- 8.9 The proposal includes raising two existing windows on the rear elevation to align with revised internal floor levels. The affected windows were inserted or altered as part of the 2005 works and will be carefully removed and reinstated within re-worked openings, with stone surrounds retained. This preserves the established window rhythm and proportions and does not result in loss of historic fabric.
- 8.10 A modern rear door introduced in 2005 is to be removed and replaced with a traditional timber sash-and-case window. This represents a restorative improvement, reinstating a more historically appropriate opening.
- 8.11 Detailed window sections specify traditional timber frames in Accoya wood, with slimline double glazing, matching rendered infill, and retention of stone surrounds. These details are appropriate for a Category B Listed building.
- 8.12 Internal reconfiguration affects modern partitions, linings and raised floors installed during the 2005 refurbishment. No significant historic fabric remains within these areas, and the removal of the modern stair structure is considered positive in conservation terms. The internal changes therefore result in a low heritage impact.
- 8.13 No changes are proposed to the principal east-facing elevation. External interventions are confined to secondary elevations, are visually modest, reversible and use materials matching the existing finishes. The building's contribution to the Conservation Area and riverside townscape is fully preserved, and is therefore considered to meet the statutory tests of s14 and 64 of the Act.

#### **Other material considerations**

- 8.14 Representations raise concerns regarding potential harm to the historic character, adequacy of information and the relationship between historic use and proposed use. The information submitted – including elevations, window details and the Design and Justification Statements – is sufficient to assess the impact on the listed building. The works affect modern fabric, retain significant features, and are undertaken in a manner consistent with conservation principles. No undue loss of historic fabric or adverse impact on setting is identified.

#### **Non-material considerations**

- 8.15 Concerns raised regarding traffic, servicing, parking, noise, amenity and operational matters relate to the Planning Application (25/04536/FUL) rather than the Listed Building Consent. These matters do not affect the physical fabric or special interest of the listed building and are assessed separately under that application (25/04536/FUL).

#### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.16 None

## 9. CONCLUSION

- 9.1 The proposed works are limited, well detailed, and sensitive to the building's special architectural and historic interest. External interventions retain key features and result in some enhancements. Internal changes affect modern fabric and result in negligible heritage impact. The building's setting, character, and significance as a Category B Listed Building are preserved in accordance with statutory duties.
- 9.2 Accordingly, it is considered that the proposal does have special regard to the desirability of preserving the Category B Listed Building or its setting or any features of special architectural or historic interest, and therefore meets the statutory tests as set out by s14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 9.3 All relevant matters have been taken into account when appraising this application. The proposal accords with the provisions of the Development Plan and will not adversely affect the building's character as a building of special architectural or historic interest.

## 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

<b>Action required before decision issued</b>	<b>N</b>
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 works to which this listed building consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this listed building consent shall lapse.

**Reason:** In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended).

## **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.

### **Building Regulations**

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at [eBuildingStandards@highland.gov.uk](mailto:eBuildingStandards@highland.gov.uk) or on 01349 886608.

### **Land Ownership/Planning Permission**

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

### **Accordance with Approved Plans & Conditions**

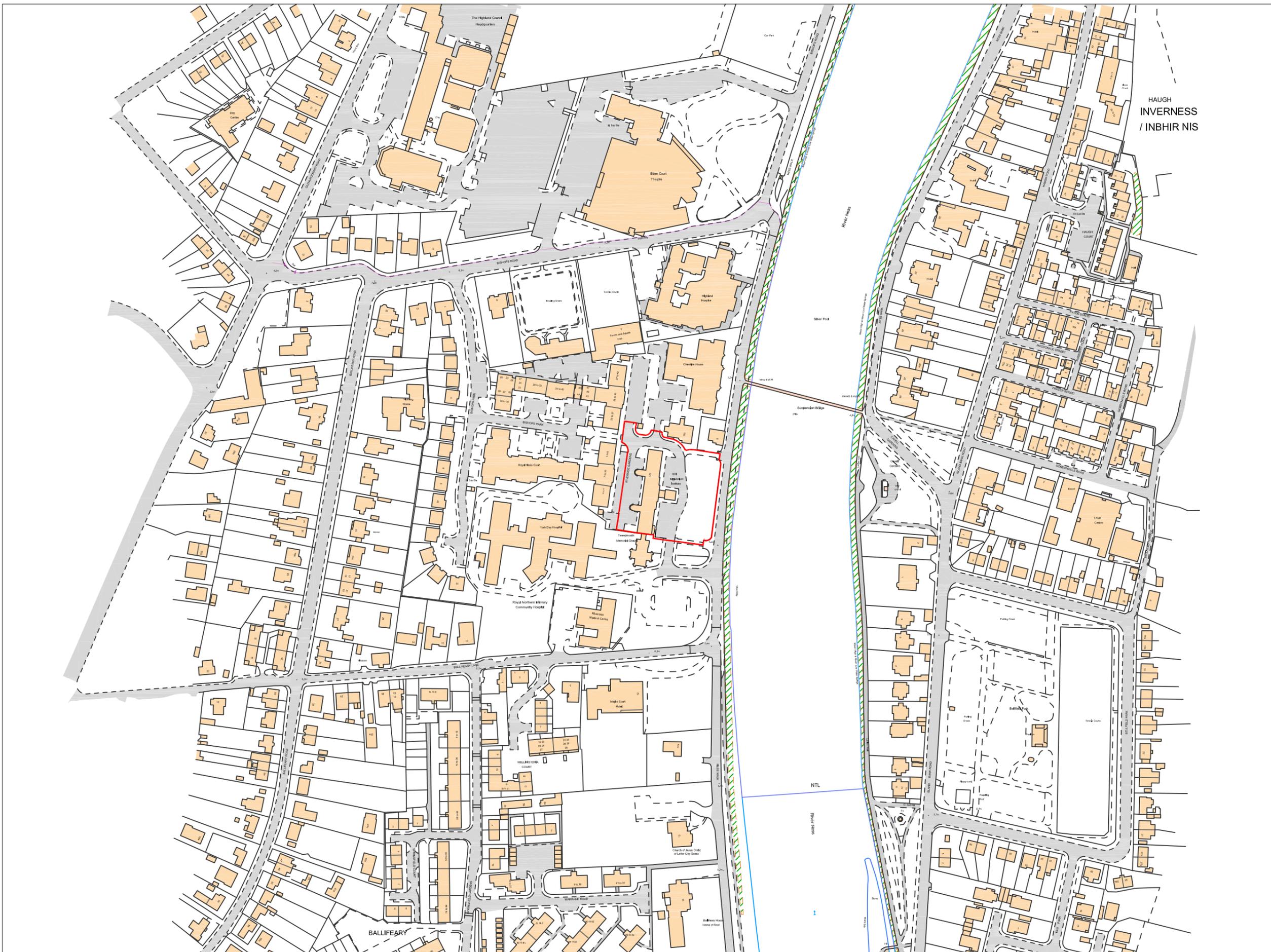
You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

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 B - 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
- Plan 8 - SK2-401 - Rear Elevation

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'



Rev	Description	Date



Lyle House, Fairways Business Park,  
Inverness IV2 6AA

T : 01463 712 288  
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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

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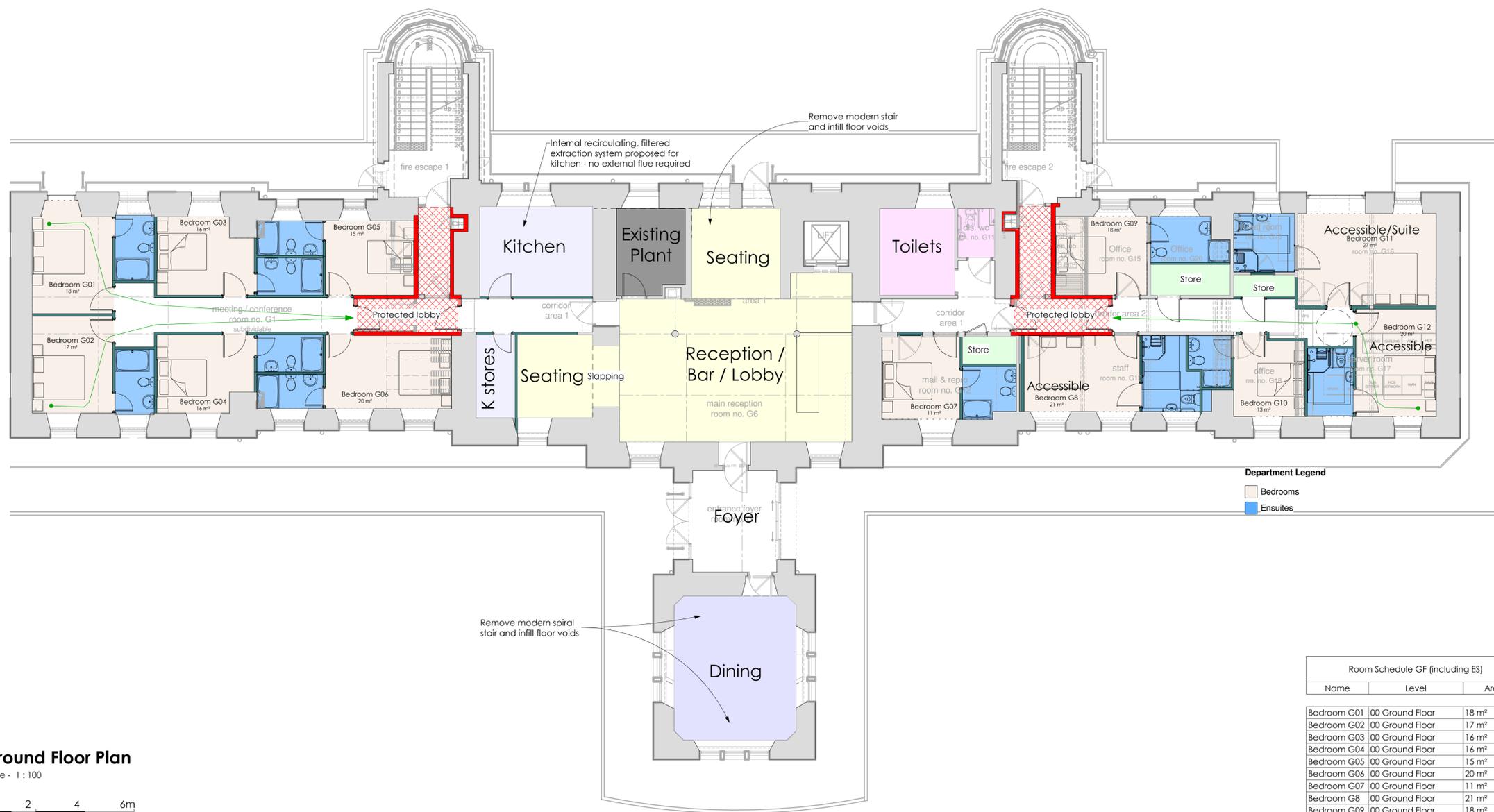
# LOCATION PLAN

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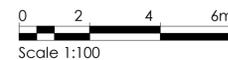
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**Ground Floor Plan**

Scale - 1 : 100



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

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  
**C J Hospitality**

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

Project No. 2401

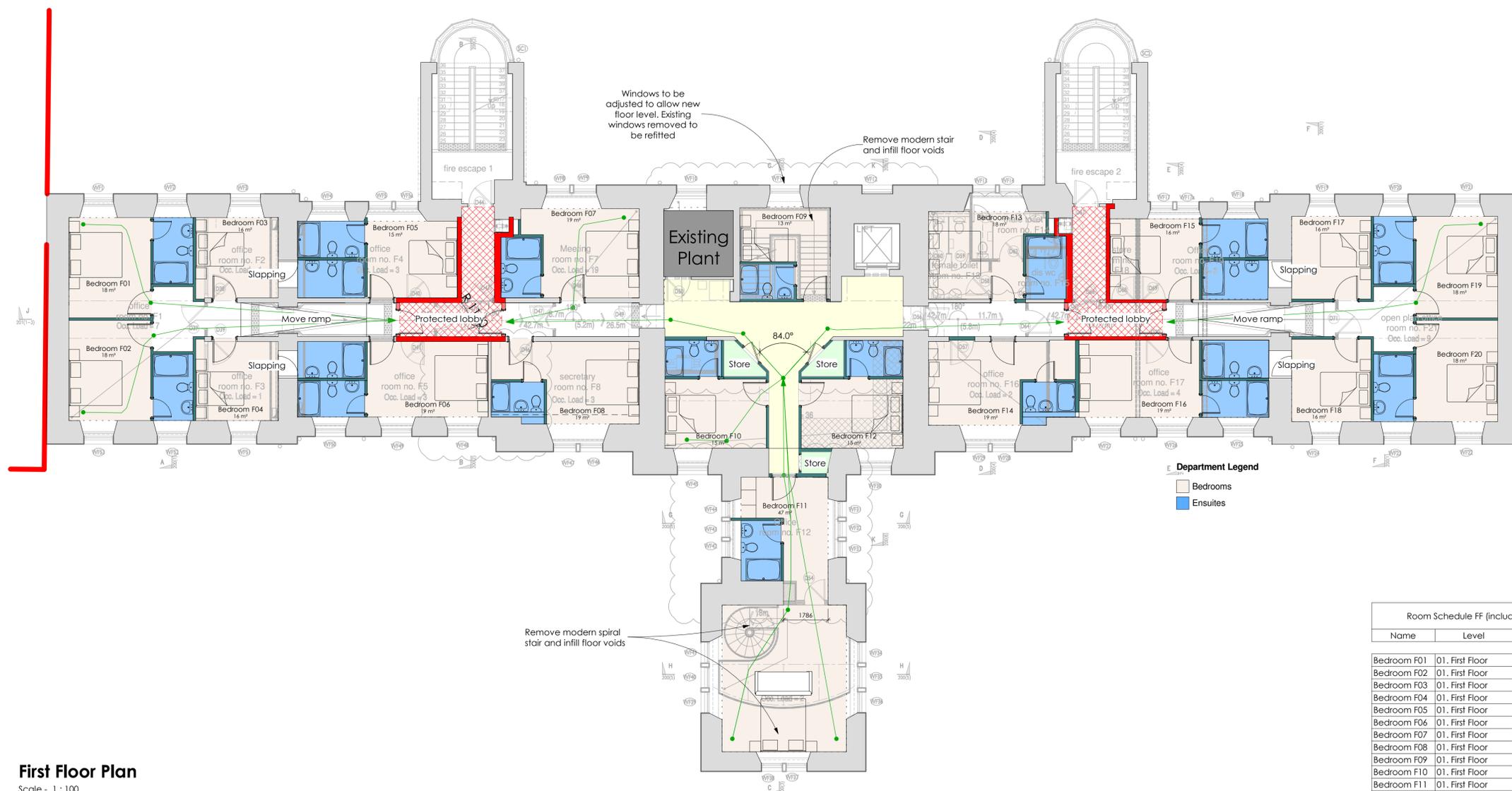
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Revision D

Ground Floor

Status

Date Created Nov '25  
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**First Floor Plan**

Scale - 1 : 100



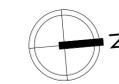
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**Department Legend**

- Bedrooms
- Ensuites

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

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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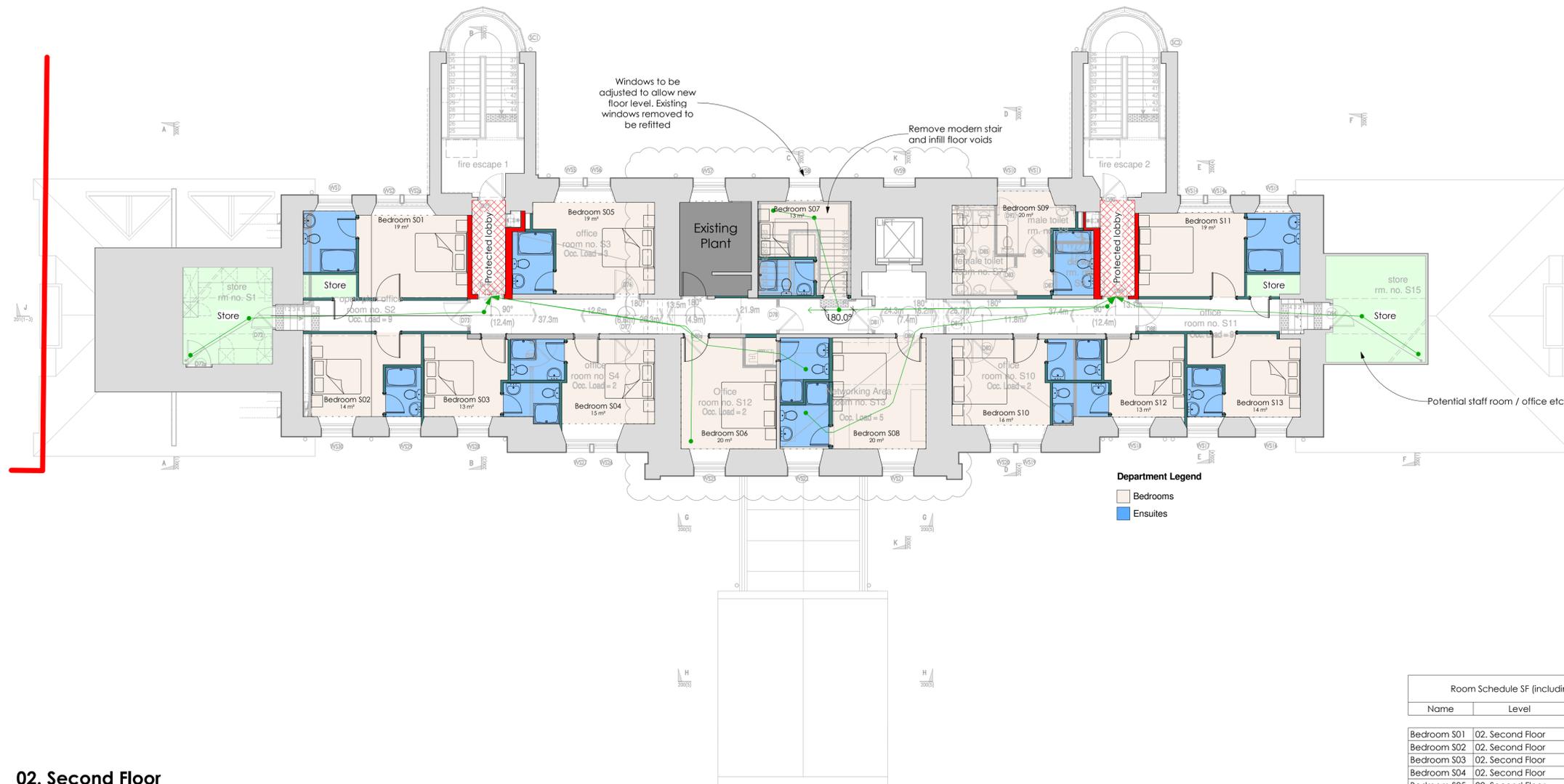


Client  
**C J Hospitality**

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

Project No.	2401
Drawing No.	SK-101
Revision	C

First Floor	
Status	
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**02. Second Floor**

Scale - 1 : 100



Scale 1:100

**Department Legend**

- Bedrooms
- Ensuites

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

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



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Alts to Form Hotel Accommodation  
12b Riverside Gardens, Inverness

Project No. 2401

Drawing No. SK-102

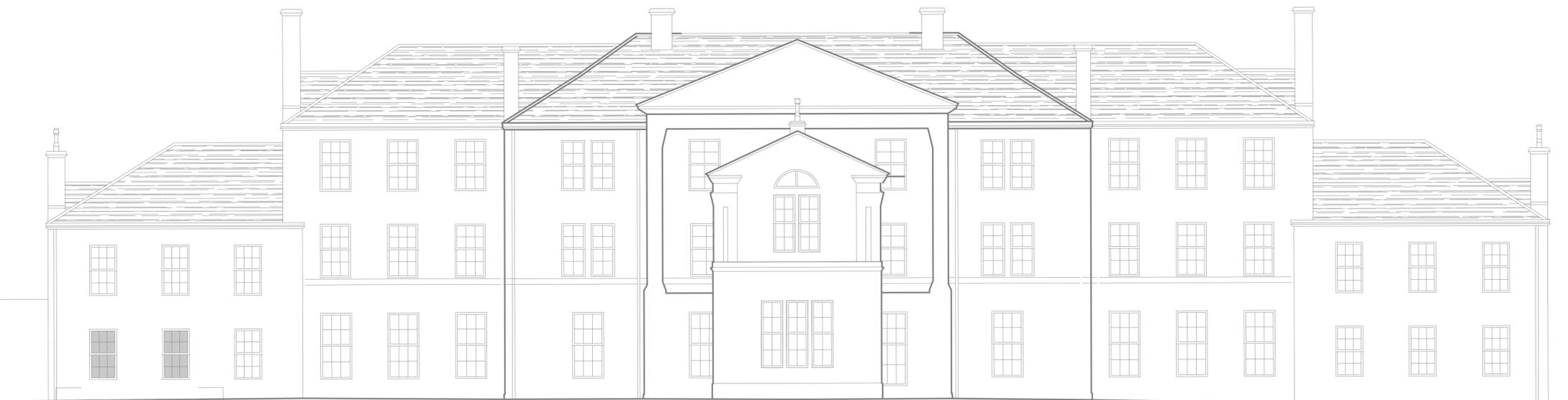
Revision C

Second Floor

Status

Date Created Nov '25 Drawn by MM

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**Front Elevation (East) as Existing Copy 1**

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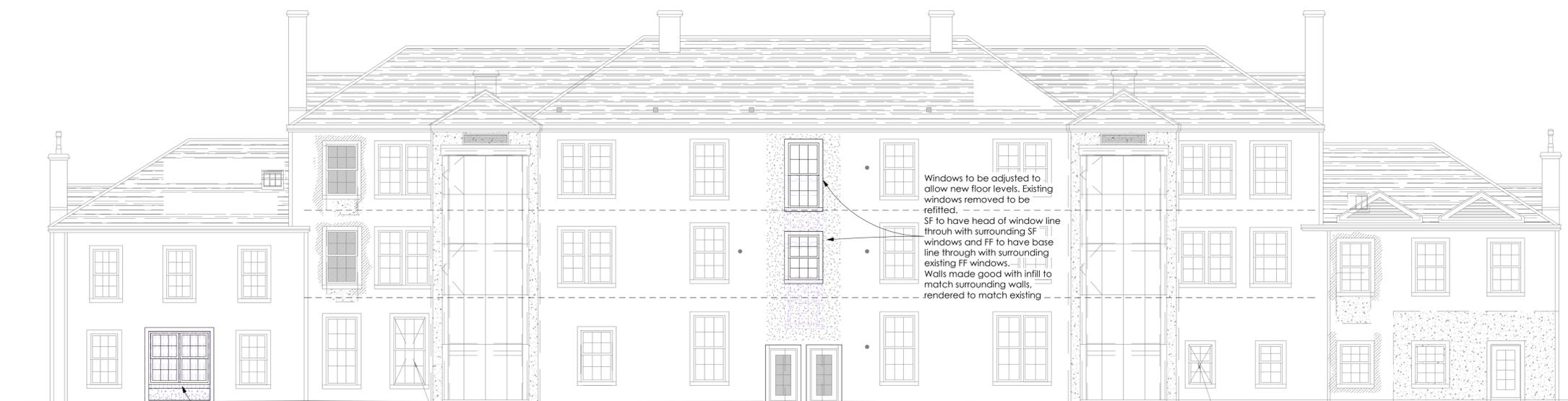


**LHS elevation (South) as Proposed**

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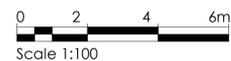
**RHS elevation (North) as Proposed**

Scale - 1 : 100



**Rear Elevation (West) as Proposed**

Scale - 1 : 100



Windows to be adjusted to allow new floor levels. Existing windows removed to be refitted.  
 SF to have head of window line through with surrounding SF windows and FF to have base line through with surrounding existing FF windows.  
 Walls made good with infill to match surrounding walls, rendered to match existing

New window to match surrounding installed in previous doorway, wall beneath window infilled to match, rendered to match surrounding walls

Rev	Description	Date
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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-300

Revision

Elevations as Proposed

Status

Date Created 11/26/25

Scale 1 : 100

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Rear elevation study as Existing



Rear elevation study as Proposed

Rev	Description	Date



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Alts to Form Hotel Accommodation  
12b Riverside Gardens, Inverness

Project No. 2401

Drawing No. SK2-401

Revision

Rear Elevation Study

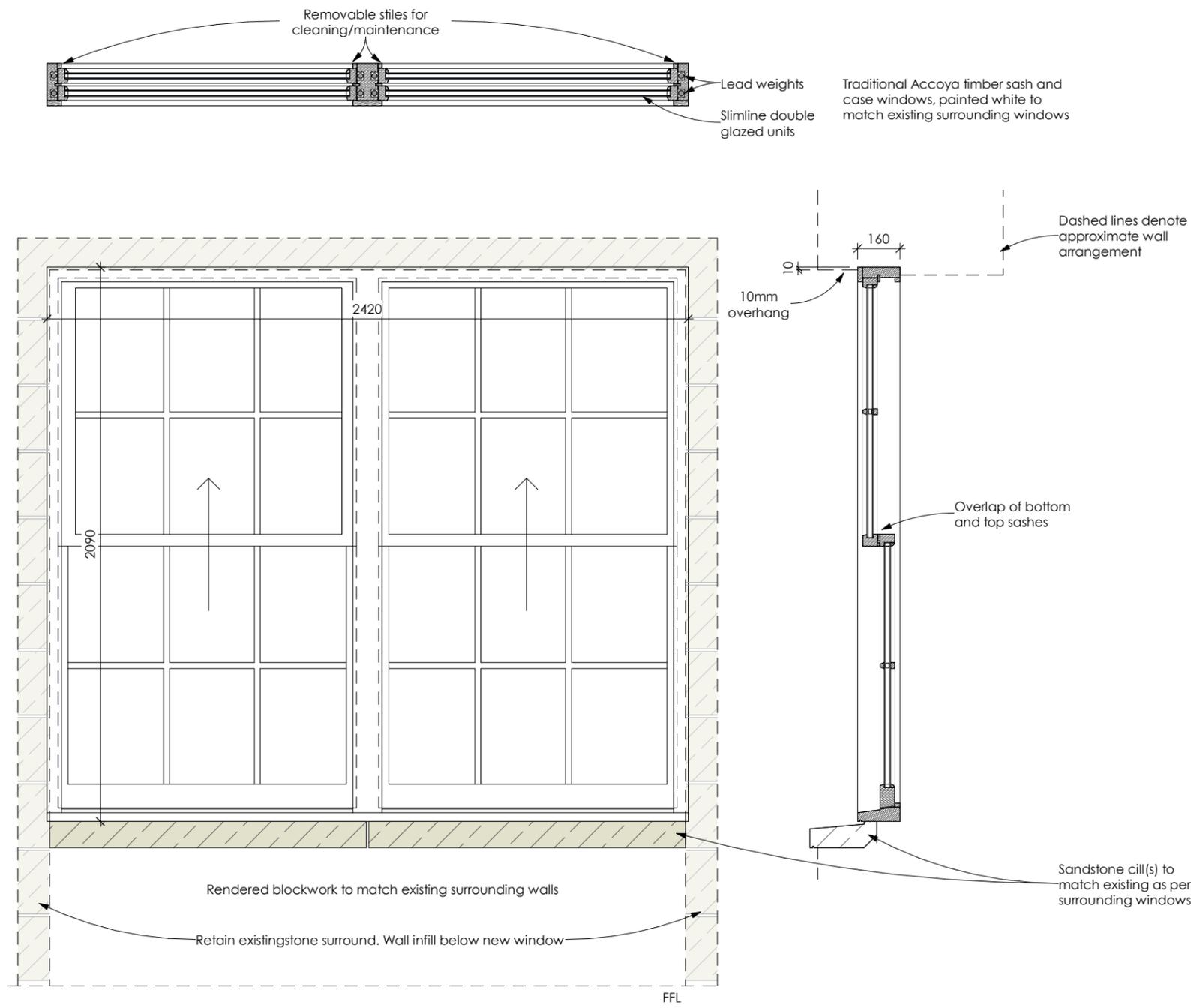
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Date Created Dec '25 Drawn by MM

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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

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 : 03/12/2025 15:08:49