

Agenda Item	6.10
Report No	PLS-066-20

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee  
**Date:** 8 December 2020  
**Report Title:** 20/02642/FUL: B & L Properties (Scotland) Ltd  
14A Ardross Street, Inverness, IV3 5NS  
**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Conversion & extension of existing former office building to provide three serviced apartments (as amended)

**Ward:** 13 – Inverness West

**Development category:** Local

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

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** planning permission as set out in section 11 of the report.

## 1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the conversion and extension of an existing former office building to provide three serviced apartments (as amended). The application has been amended during its assessment from four serviced apartments to three following discussion. The existing single storey building will be timber clad, with a single storey extension to the south finished with buff sandstone and K-rend cladding. Low profile rooflights are placed over the living areas. Additional car and cycle parking spaces for the apartments are to be provided.
- 1.2 Pre Application Consultation: the applicant was advised that the existing building could be extended towards Ardross Street, but the build line should not be forward of the main entrance to Ross House on the side of the building.
- 1.3 Variations: Reduction from four apartments to three apartments, changes to design to improve appearance from Ardross Street elevations. Additional car parking and cycle parking provision.

## 2. SITE DESCRIPTION

- 2.1 Ardross Street is one of the most prominent, intact Victorian streets in the city centre, featuring a significant number of Listed Buildings including Inverness Cathedral and the Northern Meeting Park. The site is located opposite and to the north of the Northern Meeting Park Pavilion. The proposal will extend an existing single storey building to the rear of the site.

## 3. PLANNING HISTORY

- |     |            |   |                                   |
|-----|------------|---|-----------------------------------|
| 3.1 | 23.08.2019 | 19/02215/LBC - Serviced Apartments  | Listed building consent granted   |
| 3.2 | 13.08.2019 | 19/02069/FUL - Construction of 8 new mews style serviced apartments to the rear of Ross House               | Planning permission refused       |
| 3.3 | 01.08.2018 | 18/02791/CON - Demolition of building   | Conservation area consent granted |
| 3.4 | 14.11.2018 | 18/04690/FUL - Change of use from offices to 8 serviced apartments  | Planning permission granted       |
| 3.5 | 22.10.2018 | 18/04015/LBC - Re-development & change of use of existing office building to form eight serviced apartments | Listed building consent granted   |
| 3.6 | 20.12.2018 | 18/03108/FUL - Demolition of existing flat roofed building & construction of new infill                     | Planning permission refused       |

apartment block comprising eight serviced apartments (as amended)

#### **4. PUBLIC PARTICIPATION**

##### **4.1 Advertised: s65 Affecting Conservation Area**

Date Advertised: 11 September 2020

Representation deadline: 9 October 2020

Timeous representations: 6 (from 6 households)

Late representations: 0

##### **4.2 Material considerations raised are summarised as follows:**

- a) Block sunlight to property on Ardross Place;
- b) Does not comply with policy;
- c) Car parking;
- d) Design;
- e) Historic environment;
- f) Protect stone wall between properties during construction.

##### **4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).**

#### **5. CONSULTATIONS**

##### **5.1 Transport Planning: No comment**

##### **5.2 Historic Environment Team (Conservation):**

The proposal is located within the curtilage of Ross House, a B Listed Building and within the Inverness: Riverside Conservation Area. Whilst the principle of conversion and extension of the existing building can be supported, it is important that the resulting building respects and relates appropriately to Ross House, a Category B Listed Building. Unlike other buildings on Ardross Street which architecturally, visually and functionally address the street, Ross House has two architecturally significant elevations; the south-facing Ardross Street elevation and the east-facing elevation, which incorporates the main entrance in an advanced central bay.

The principle of conversion and extension can be supported if the extension is reduced by 50% losing one unit. With regard to design, we are comfortable with the general approach. However, advise that the south gable would benefit significantly from the addition of a window to a) break up the massing and b) to ensure the building reads as residential from Ardross Street. The sidelight of the bay window could be used as a design cue, perhaps located off-centre within the gable elevation. Also encourage reconsideration of the fenestration and provide a more robust vertical division between the panes to emphasise the verticality of the windows (a narrow stone/timber clad pier for example). Finally, the stone cladding shown on the drawings may be indicative only - however, a smaller sized stone would be required. Samples should be secured by condition.

5.3 **Historic Environment Team (Archaeology):** No comment

5.4 **Scottish Water:** No objection

## 6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### 6.1 **Highland Wide Local Development Plan 2012**

28 - Sustainable Design

29 - Design Quality & Place-making

34 - Settlement Development Areas

35 - Housing in the Countryside (Hinterland Areas)

43 - Tourism

44 - Tourist Accommodation

57 - Natural, Built & Cultural Heritage

### 6.2 **Inner Moray Firth Local Development Plan 2015**

No specific policies apply

### 6.3 **Highland Council Supplementary Planning Policy Guidance**

Highland Historic Environment Strategy (Jan 2013)

Inverness City Centre Development Brief (ICCDB) (2018)

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

### 7.1 **Scottish Government Planning Policy and Guidance**

Not applicable

## 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.

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.

### **Determining Issues**

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 the Development Plan and other planning policy;
- b) siting and design, taking into account the impact on amenity of adjacent owners, listed buildings and the conservation area;
- c) parking;
- d) any other material considerations.

### **Development Plan/other planning policy**

- 8.5 Development Plan Policy 44 Tourist Accommodation is supportive of the principle of residential accommodation (in the form of serviced apartments) specifically for tourist accommodation in the city centre where it can be accommodated without adverse impacts upon neighbouring uses. Proposals can be supported provided they deliver high quality development that makes a positive contribution to the visual and spatial character of the Conservation Area and complies with relevant Placemaking Principles (ICCDS Development Criteria L 1, V4, 02 and 03).
- 8.6 Policy 28 Sustainable Design requires development to be considered in terms of community and individual residential amenity. In relation to the properties on Ardross Place, this proposal does not change the height of the existing building so has no impact on overshadowing, daylight or sunlight to those properties from the current situation. The conversion to two single bedroom apartments does not involve any new windows on the Ardross Place elevation, so there is no overlooking of those properties. The only new development is an extension of this building of 4.5m x 15m to create the third apartment. This is located away from Ardross Place and will have no impact on the amenity of residents. It is therefore considered that the proposal does comply with this element of Policy 28. In addition, the development is considered to accord with policies 43 Tourism, and 44 Tourist Accommodation, as the scale of the proposal is proportionate to the existing cultural heritage features of the Conservation Area and will not adversely impact on neighbouring uses.

### **Siting and Design**

- 8.7 This proposal is to convert and extend the existing building to the rear of the Ross House site into 3 serviced apartments for tourist accommodation on what was historically the garden ground of Ross House. The site is prominently and centrally located on Ardross Street with Listed Buildings on either side, the B listed pavilion of the Northern Meeting Park opposite and within sight of the A listed Cathedral.
- 8.8 Given the location of the site in the historic environment, it is agreed that a contemporary design is the best solution for a proposal of this kind. Whilst the principle of conversion and extension of the existing building can be supported, it is important that the resulting building respects and relates appropriately to Ross House, a Category B listed building. Unlike other buildings on Ardross Street which architecturally, visually and functionally address the street, Ross House has two architecturally significant elevations; the south-facing Ardross Street elevation and the east-facing elevation, which incorporates the main entrance in an advanced central bay.
- 8.9 The extension as now proposed extends southwards towards the frontage of Ross House but terminates before it reaches the advanced entrance bay of Ross House

as per the advice at pre-application stage. This included the removal of one unit. This renovation and extension of the existing building does not result in any increase in its height, which will therefore not impact on neighbouring properties. The additional projection is towards the south and parallel with the existing boundary wall to No.13 Ardross Street to the east. This does not however come further forward of the main (side) east-facing elevation of Ross House (No.14 Ardross Street), which incorporates the main entrance in an advanced central bay. Accordingly, the resultant building is not considered to significantly impact on the frontage or the setting of Ross House.

- 8.10 During the assessment of the proposal, the applicant took on board the comments of the Historic Environment Team in relation to the design of the units – vertical fenestration of windows, additional window in the south elevation and the style of stone cladding. The Historic Environment Team advised that this proposal now satisfies the test of s64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in that it does not affect the character or appearance of the Inverness (Riverside) Conservation Area. Furthermore, the proposal is considered to be acceptable with regards to the HWLDP Policy 57 Natural, Built and Cultural Heritage as it is considered that the proposal will not have an unacceptable impact on the natural heritage resource of the Conservation Area.

### **Parking**

- 8.11 When planning permission was granted for the conversion of Ross House (18/04690/FUL), car parking was approved for one space per unit. These car parking spaces will still be retained and provided although the disabled space has been moved to opposite the east access into Ross House and adjacent to the proposed extension. Three additional car parking spaces to serve the three proposed units have been included along with enclosed and covered cycle parking for 5 bicycles. The bin store that was originally planned to go on the space where the building will now remain has been moved to the west of Ross House.
- 8.12 In relation to the current application the proposal for three one bedroom serviced apartments requires three car parking spaces as was accepted by Transport Planning when the Ross House application was considered. It is therefore considered that the proposal meets the Council requirements for car parking.

### **Other material considerations**

- 8.13 There are no other material considerations.

### **Non-material considerations**

- 8.14 There are no non-material planning considerations.

### **Matters to be secured by Section 75 Agreement**

- 8.15 None

## 9. CONCLUSION

- 9.1 The site is a city centre site. The Development Plan supports the introduction of tourist accommodation in the city centre, subject to the ensuring that there would be no significant adverse impact on individual or community amenity. In this case it lies within close proximity to important historic buildings and within the context of the Riverside Conservation Area. Due regard has been given to protecting the setting and the character and appearance of these features.
- 9.2 The applicant has reduced the number of apartments to three in compliance with advice given and made appropriate amendments to the appearance of the building to the satisfaction of the Historic Environment Team. Taking all of the above into account, it is considered that the proposal can be considered to satisfy the relevant tests in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and accords with policy 57 Natural, Built and Cultural Heritage, in the HwLDP.
- 9.3 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

<b>Action required before decision issued</b>	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

**Subject to the above**, it is recommended that planning permission be **GRANTED** subject to the following conditions and reasons:

## **Conditions and Reasons**

1. No development or work shall commence until full details of the stone cladding (including samples where necessary) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

**Reason:** To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

2. No development or work shall commence until details of how the party wall with 12-13 Ardross Street will be protected during construction have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

**Reason:** To ensure the existing wall is protected during construction.

## **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.

## **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

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

## **FOOTNOTE TO APPLICANT**

### **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.



## **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

## **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.

## **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

## **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud & 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](mailto:env.health@highland.gov.uk) for more information.

### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage 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 SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Designation: Area Planning Manager – South  
Author: Elaine Watt  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - C 001 - Location Plan  
Plan 2 - C 002 - Existing Site Layout Plan

Plan 3 - C 003 - Existing General Plan  
Plan 4 - C 004 - Existing Elevation Plan  
Plan 5 - C 005 Rev B - Site Plan  
Plan 6 - C 006 Rev A - General Plan  
Plan 7 - C 007 Rev A - Elevation Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* <sup>1</sup>	Index Linked <sup>1</sup>	Base Date* <sup>2</sup>	Payment Trigger* <sup>3</sup>	Accounting Dates* <sup>4</sup>	Clawback Period* <sup>5</sup>
<b>Schools<sup>2</sup></b>									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
<b>Community Facilities</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
<b>Affordable Housing</b>									
On-site provision <sup>3</sup>	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision <sup>4</sup>	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum <sup>5</sup>	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

<sup>1</sup> If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt

<sup>3</sup> Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

<sup>4</sup> As above

<sup>5</sup> Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

<b>Transport</b>									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Green Infrastructure</b>									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Water and Waste</b>									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
<b>Public Art</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Other (Please Specify)</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

\*1 Adjust total to take account of flat exemptions

\*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

\*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

\*4 Accounting dates - 1 April & 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

\*5 Clawback – 15 years for Major development; 20 years for Local development

## Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details

- - - - - Application site boundary
- - - - - Ownership boundary

## PLANNING

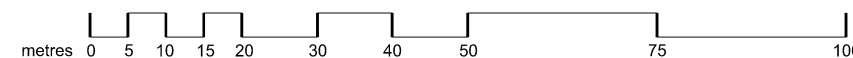
Revision	Description	Date



## LOCATION PLAN

### Ross House Ardrross Street Inverness

Scale:	Date:	Lead:	Drawn:	Checked:
1:1250@ A3 or as noted	14.07.20	AB	MAW	AB

Project Number:	Drawing:	Revision:
I.7045	C/001	



-  Application site boundary
-  Ownership boundary

**PLANNING**

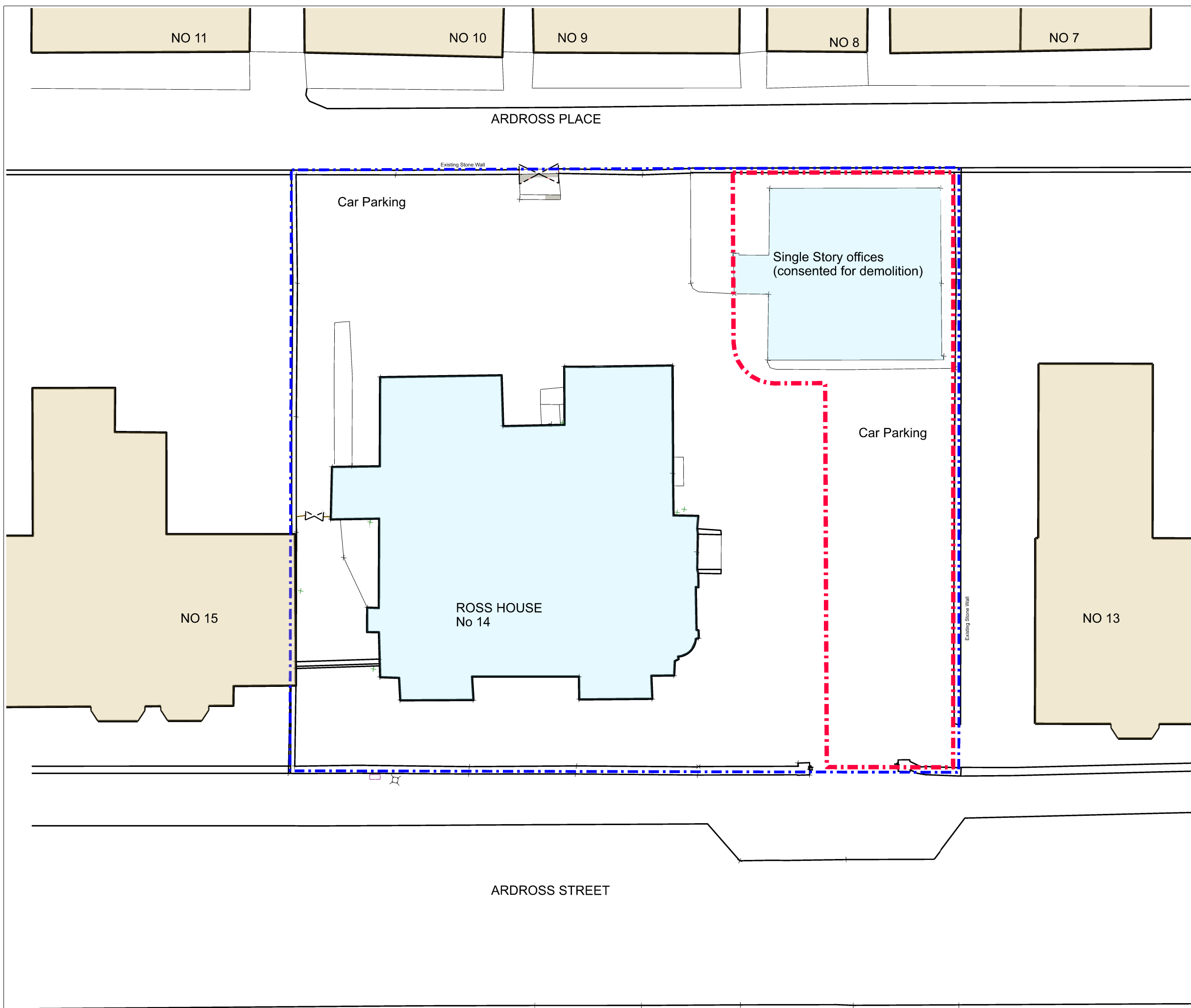
**EXISTING  
SITE PLAN**

**Ross House  
Ardross Street  
Inverness**

Scale: 1:200@ A3 or as noted  
Date: 14.07.20  
Drawn: MAW  
Checked: AB

Project Number: 1.7045 C/002  
Drawing: C/002  
Revision:

**1.7045 C/002**



ARDROSS STREET

ARDROSS PLACE





- - - - - Application site boundary
- - - - - Ownership boundary

- B Additional double cycle locker shown. 30/10/20
- A Extension reduced & parking increased. 26/09/20

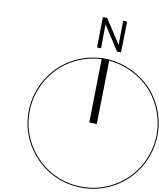
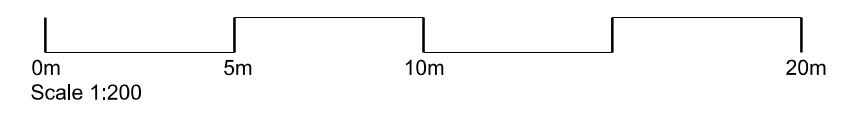
**PLANNING**

**ROSS HOUSE  
ARDROSS STREET  
INVERNESS**

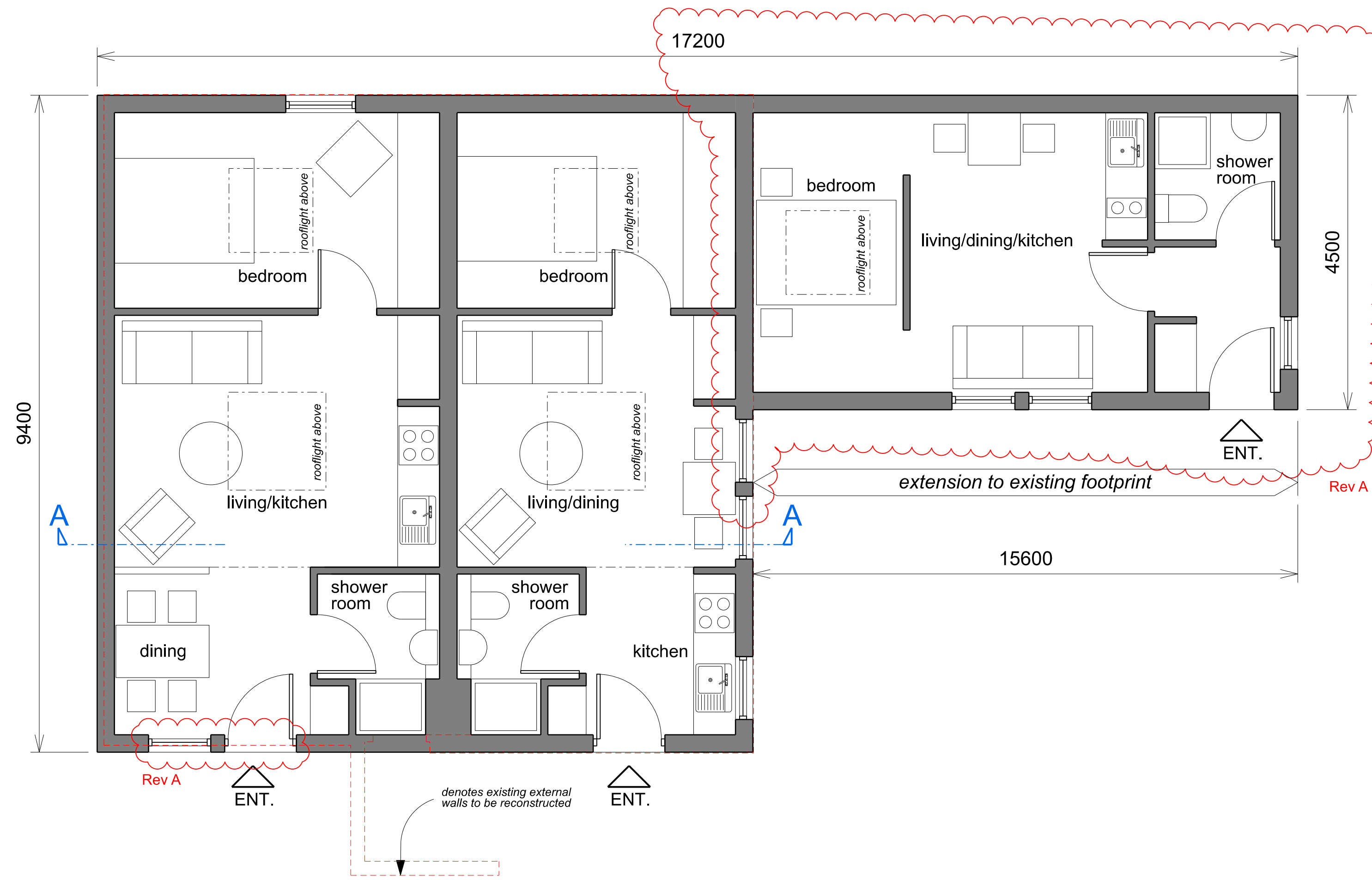
**FORMER OFFICES  
PROPOSED SITE PLAN**

Scale: 1:200@ A3    Date: 13.07.20    Drawn: MAW    Checked: AB

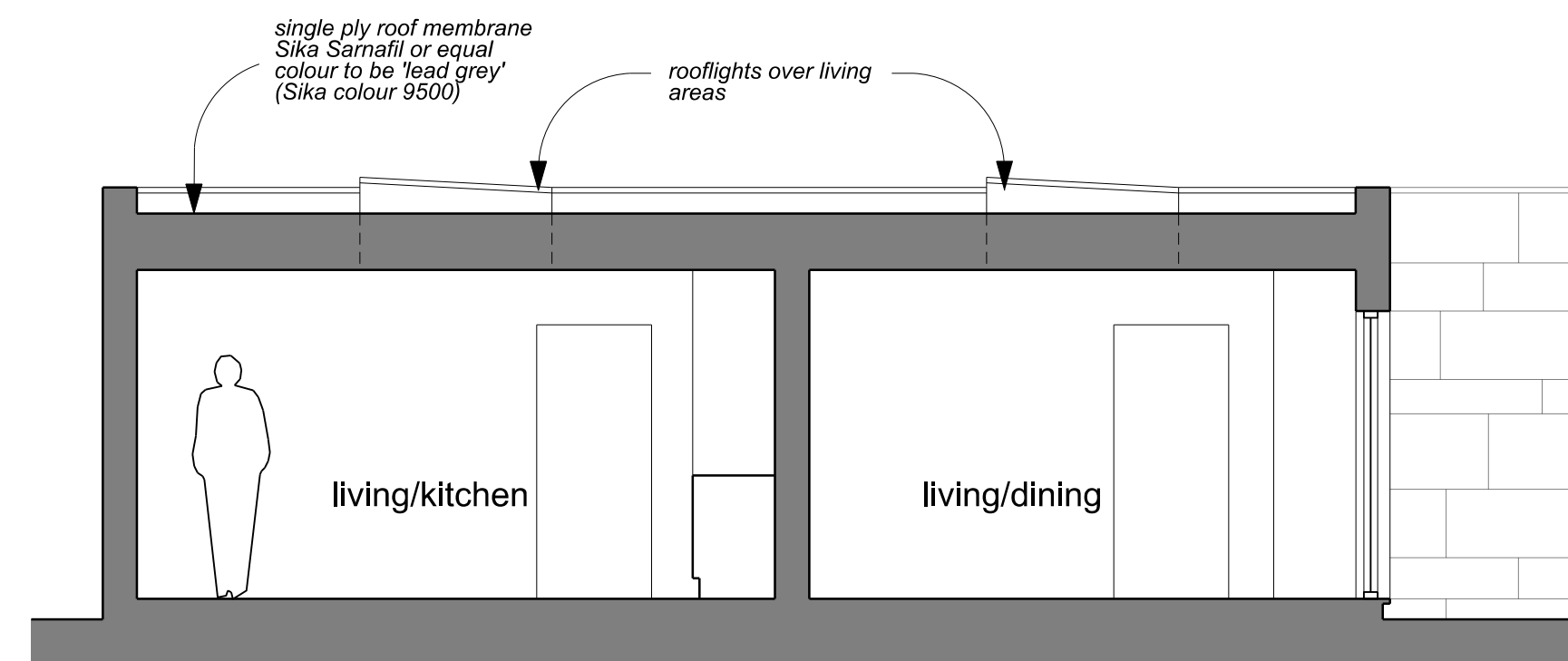
Project Number: 1.7045    Drawing: C/005    Revision: B



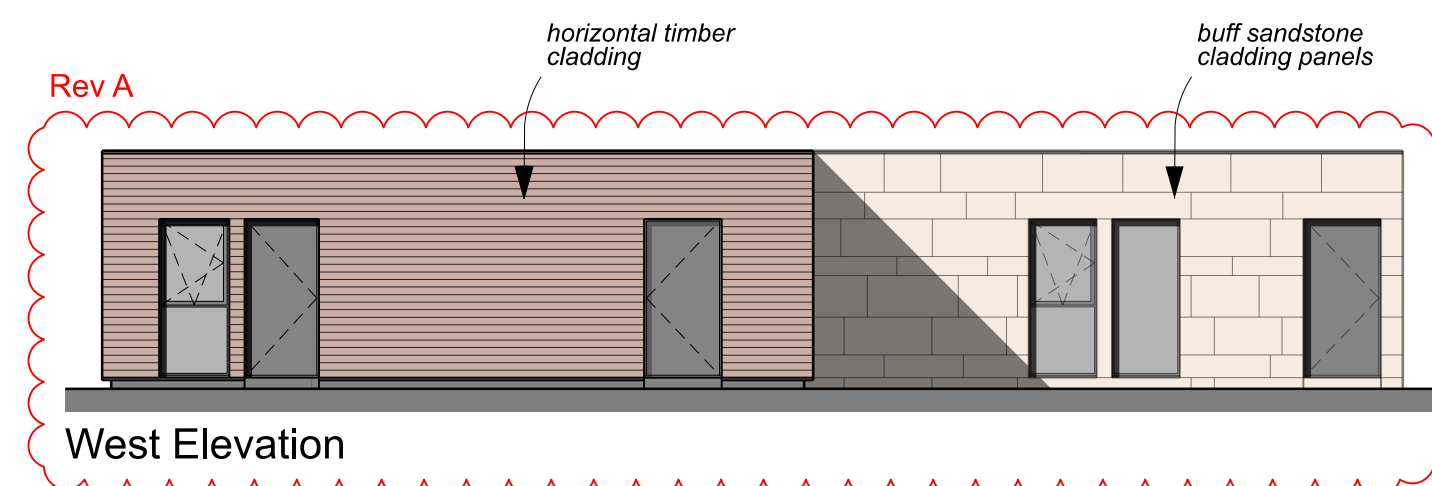
DO NOT SCALE FROM THIS DRAWING  
ANY AND ALL DIMENSIONS TO BE CHECKED ON SITE  
PRIOR TO ORDERING MATERIALS AND GOODS



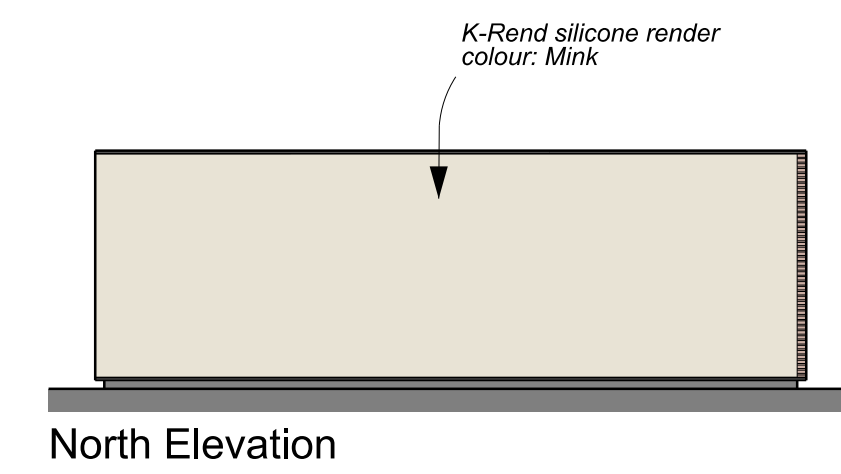
**1 Proposed Plan**  
Scale 1:50 @ A1



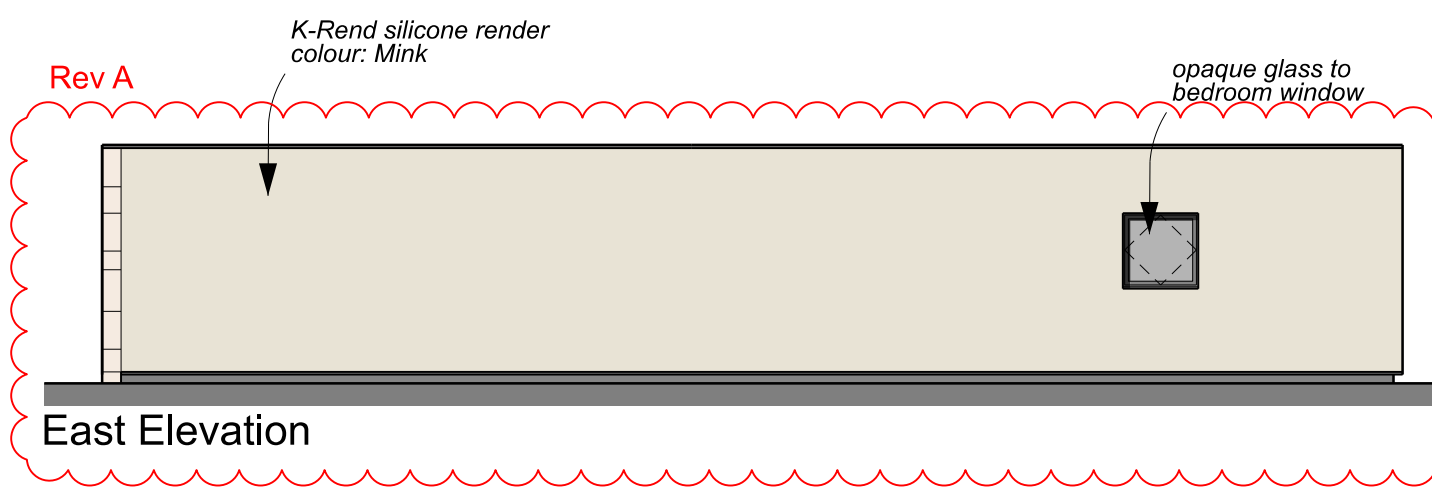
**2 Section A-A**  
Scale 1:50 @ A1



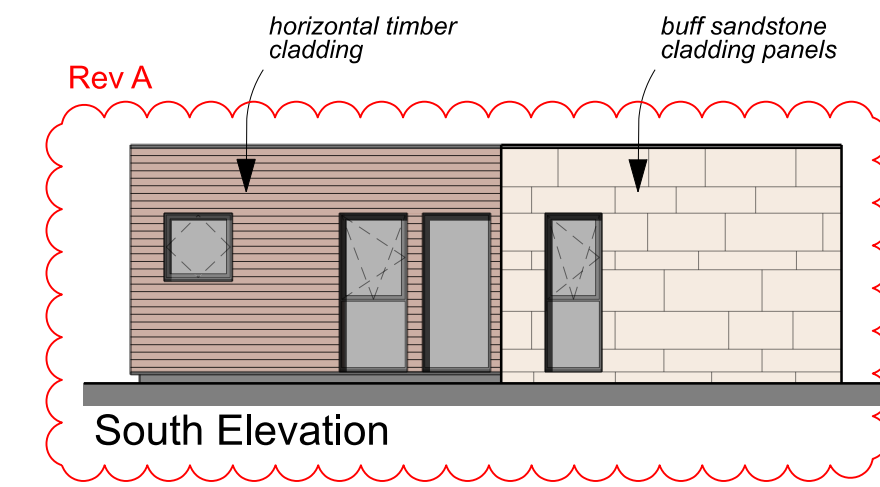
West Elevation



North Elevation

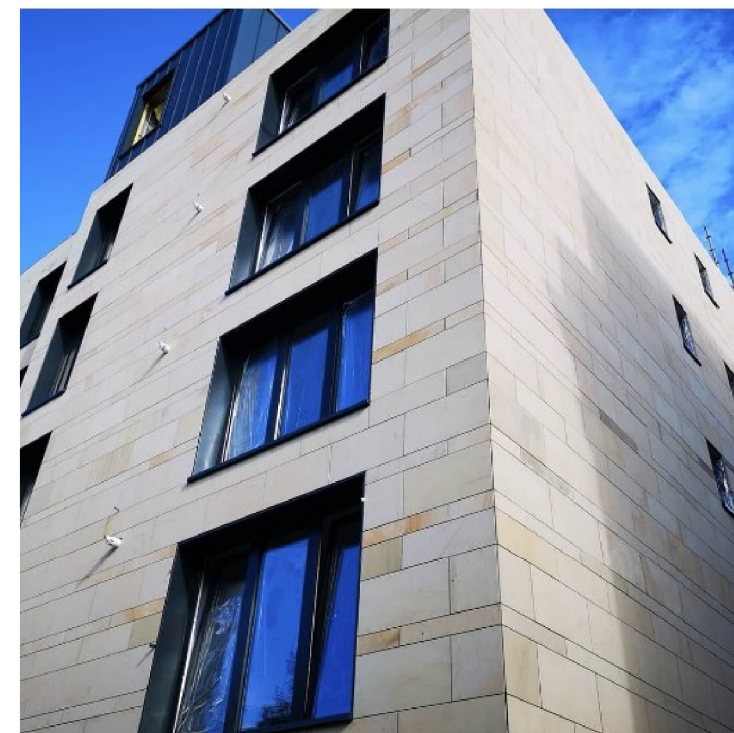


East Elevation



South Elevation

**3 Proposed Elevations**  
Scale 1:100 @ A1



Sanstone Cladding Example



Horizontal Timber Cladding Example

**4 Proposed Cladding Materials**  
Scale N/A

**PLANNING**

Revision	Description	Date
A	Extension size halved & window/door fenestration altered.	28/09/20

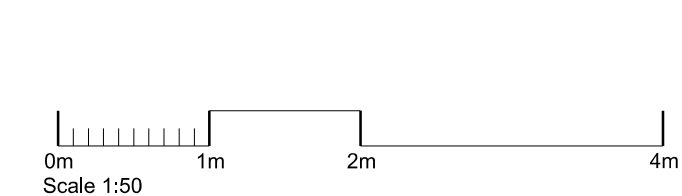
ROSS HOUSE  
ARDROSS STREET  
INVERNESS

FORMER OFFICES  
PROPOSED PLAN  
SECTION AND ELEVATIONS

Scale:	Date:	Lead:	Drawn:	Checked:
1:50/1:100 @ A1	10.07.20	AB	MAW	AB

Project Number:	Drawing:	Revision:
1.7045	C/006	A

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- - - - Application site boundary
- - - - Ownership boundary

- B Additional double cycle locker shown. 30/10/20
- A Extension reduced & parking increased. 26/09/20

**PLANNING**

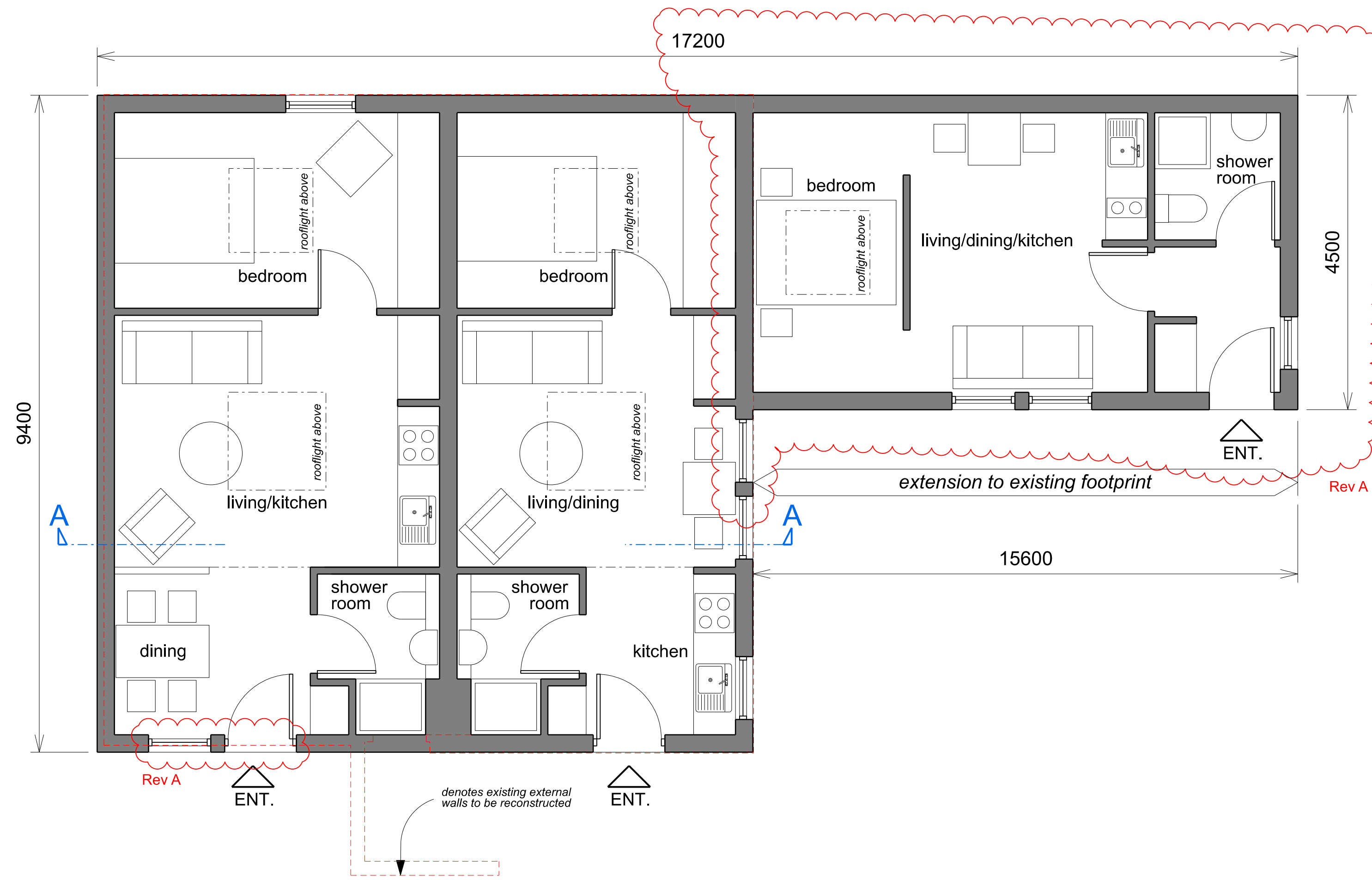
**ROSS HOUSE  
ARDROSS STREET  
INVERNESS**

**FORMER OFFICES  
PROPOSED SITE PLAN**

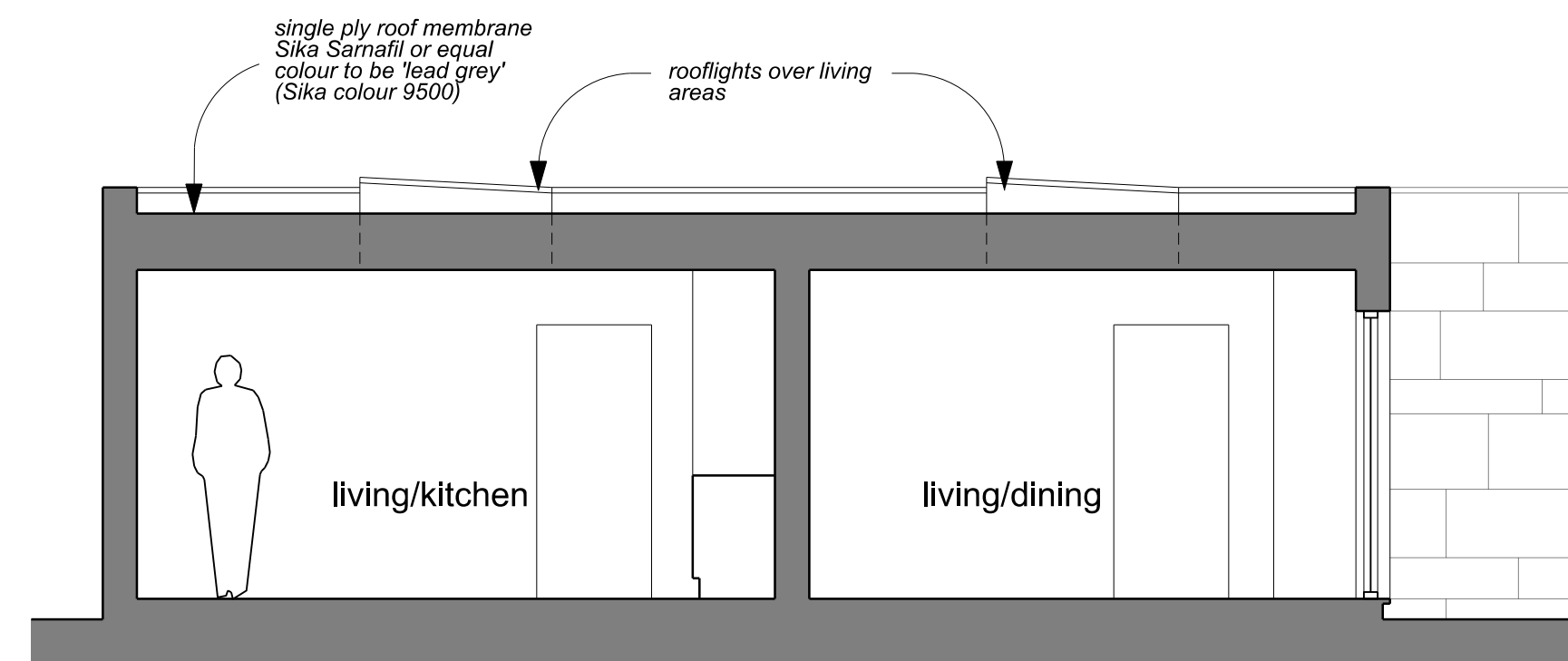
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Project Number: 1.7045    Drawing: C/005    Revision: B

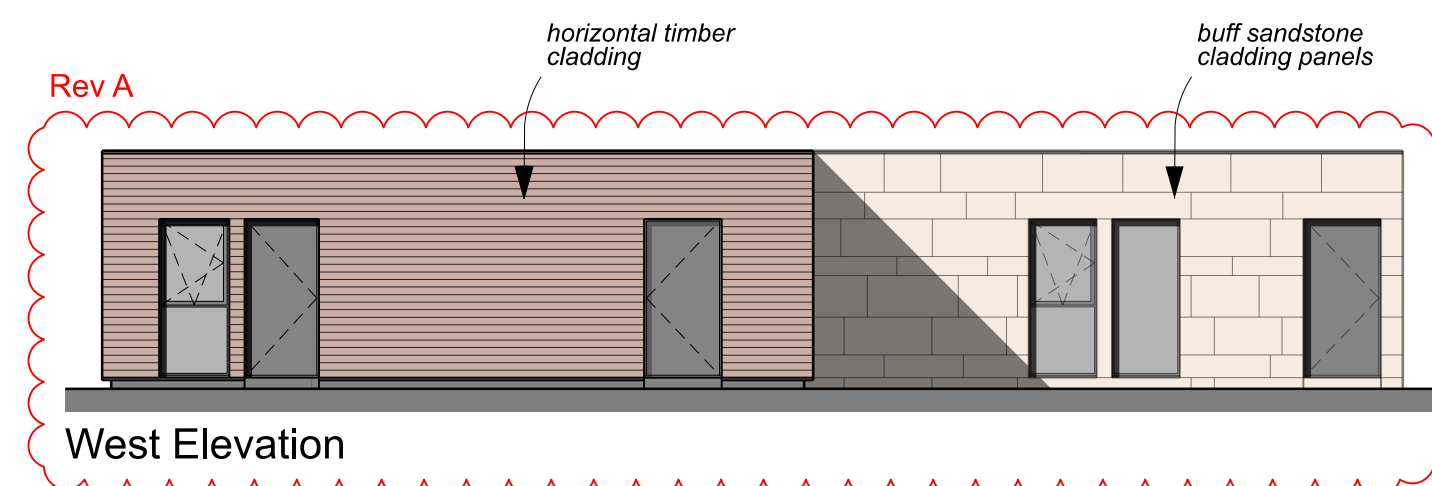
DO NOT SCALE FROM THIS DRAWING  
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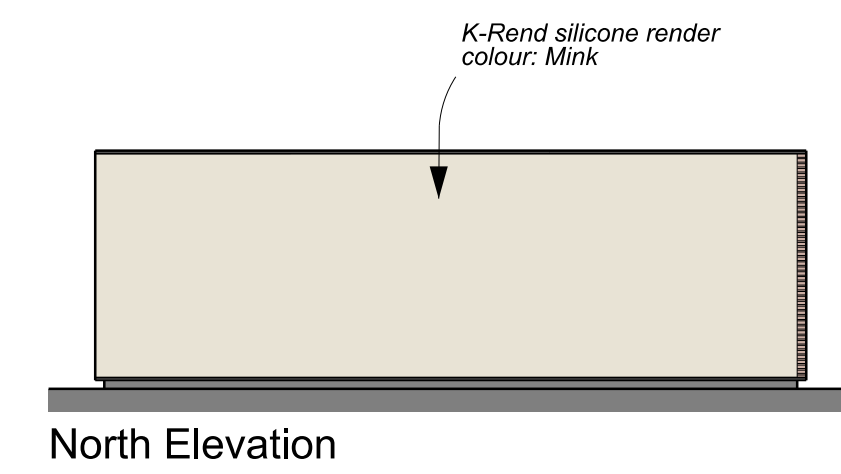
**1 Proposed Plan**  
Scale 1:50 @ A1



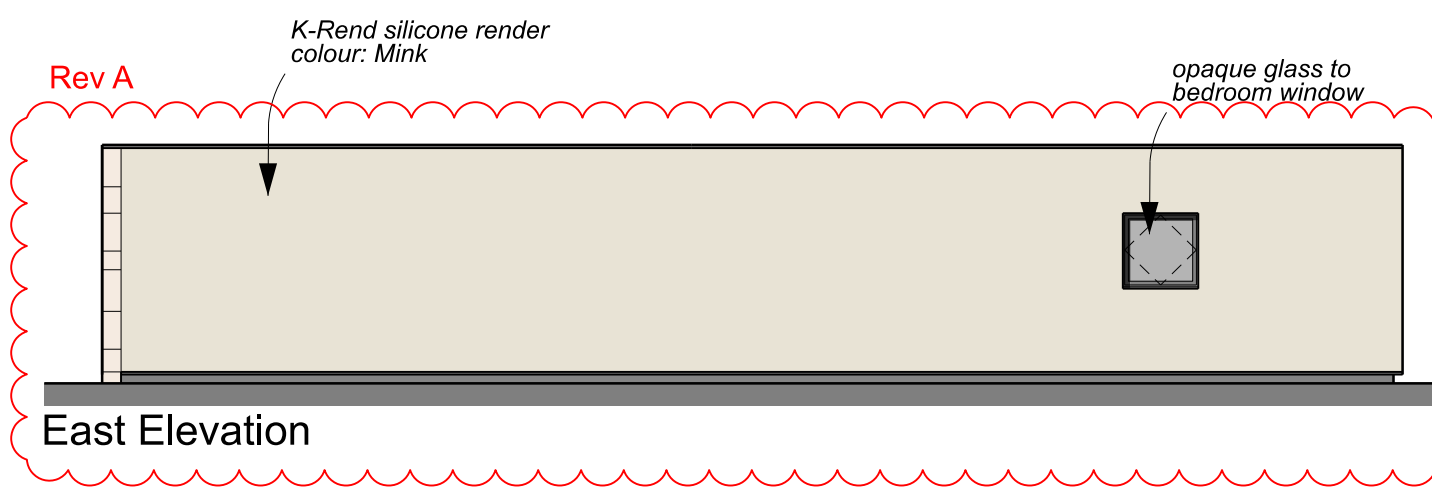
**2 Section A-A**  
Scale 1:50 @ A1



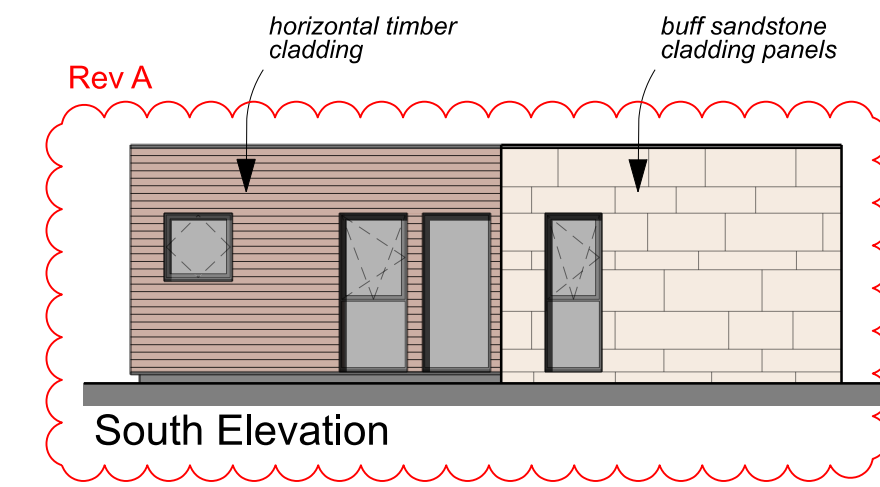
West Elevation



North Elevation

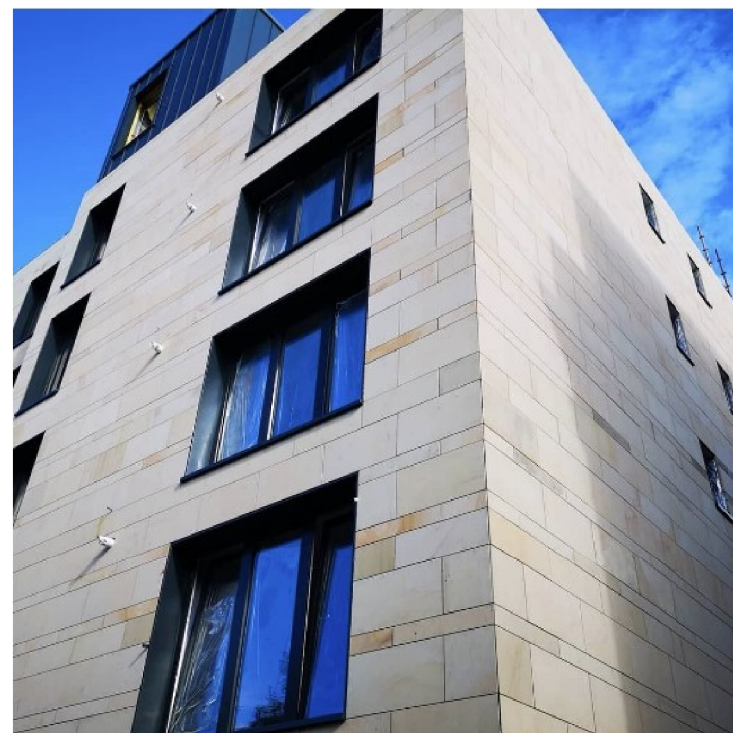


East Elevation



South Elevation

**3 Proposed Elevations**  
Scale 1:100 @ A1



Sanstone Cladding Example



Horizontal Timber Cladding Example

**4 Proposed Cladding Materials**  
Scale N/A

**PLANNING**

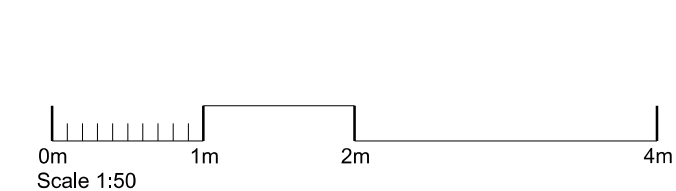
Revision	Description	Date
A	Extension size halved & window/door fenestration altered.	28/09/20

ROSS HOUSE  
ARDROSS STREET  
INVERNESS

FORMER OFFICES  
PROPOSED PLAN  
SECTION AND ELEVATIONS

Scale:	Date:	Lead:	Drawn:	Checked:
1:50/1:100 @ A1	10.07.20	AB	MAW	AB

Project Number:	Drawing:	Revision:
1.7045	C/006	A





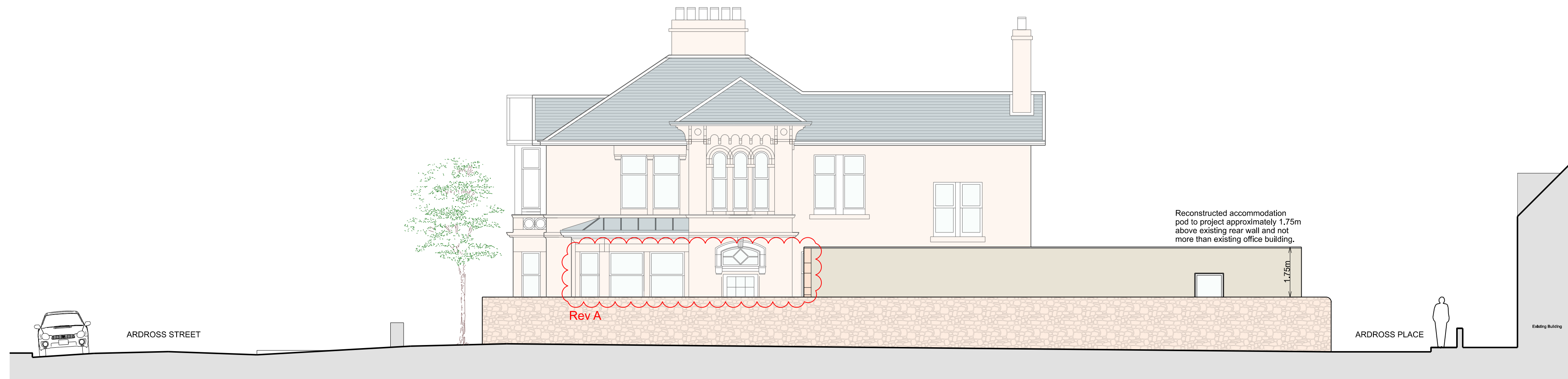
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**1** South Elevation (Ardross Street)  
Scale 1:100 @ A1



**2** North Elevation (Ardross Place)  
Scale 1:100 @ A1



**3** East Elevation  
Scale 1:100 @ A1

**PLANNING**

Revision	Description	Date
A	Extension size halved & window/door fenestration altered.	30/09/20

ROSS HOUSE  
ARDROSS STREET  
INVERNESS

FORMER OFFICES  
PROPOSED PLANS  
AND ELEVATIONS

Scale:	Date:	Lead:	Drawn:	Checked:
1:100 @ A1	10.07.20	AB	MAW	AB

Project Number:	Drawing:	Revision:
1.7045	C/007	A

