



## **Planning permission and building control approval**

This fact sheet can be made available in other languages or formats on request by contacting 0161 770 6666. For further information please see our detailed fact sheet Information for all.

The Environmental Services Directorate provides many of the services that directly effect residents and businesses. The Planning and Building Control Services aim to protect people as well as the natural and built environments.

### **Are planning and building control the same?**

No. Planning is primarily concerned with site layout and how your proposal will look. Building control is about making sure your proposal is built to minimum construction standards, for both internal and external works. Some (though not all) types of works will require both planning permission and building regulation approval.

### **Why do I need planning and building regulation approval?**

It's the law. A failure to submit the applications, and to have applicable work inspected under the supervision of building control, means you are breaking the law. You may face a heavy fine or prosecution, and may even have to demolish what you have built.

### **What is planning permission?**

Planning permission is generally needed to carry out a wide range of building and engineering works, and also where a change of use is proposed for land or buildings. The planning system is about making sure there is a sensible pattern of land use across the area, and that any new development is well designed and doesn't have a negative appearance on its surroundings.

Some minor or small scale works may not require planning permission. If you are proposing to carry out some work, and you are not sure if you need

permission, it may be worthwhile getting informal advice from a planning officer by using the contact details below.

However, where any work is proposed on a building listed as being of historical or architectural interest, you will need a special form of planning permission known as Listed Building Consent. Additionally, demolition of buildings or other structures (e.g. walls, railings) in Conservation Areas may require Conservation Area Consent.

The felling or pruning of trees that are in a Conservation Area or are protected by a Tree Preservation Order also require formal planning consent.

You can get further details on the process of applying for planning permission in our fact sheet: [Applying for planning permission](#).

## **What is building regulation approval?**

The building regulations are designed to maintain your safety and welfare in and around buildings, and cover a wide range of building works, from minor domestic alterations to the new build of large industrial and commercial units.

If you are not sure if you need building regulation approval it may be worthwhile getting informal advice from a building inspector using the contact details below.

If you are a homeowner, you can get further details on the process of building regulation approval by seeing our fact sheet on [Applying for Building Regulation approval \(homeowners\)](#). If you are a business you can see the fact sheet [Applying for Building Regulation approval \(businesses\)](#).

## **Contacting us**

If you would like more information about planning and building control you can contact us by:

### **Writing to**

Planning Services, Civic Centre, PO Box 30, West Street, Oldham OL1 1UQ  
or Building Control, Civic Centre, PO Box 30, West Street, Oldham, OL1 1UQ

### **Phoning**

Planning: 0161 770 4105  
Building Control: 0161 770 4122

## **Faxing**

Planning: 0161 770 3104

Building Control: 0161 770 4103

## **Emailing**

[planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)

[building.control@oldham.gov.uk](mailto:building.control@oldham.gov.uk)

## **In person**

Both services operate a reception facility at Level 12 of the Civic Centre.

For more information about planning and building control please see our detailed fact sheets:

- [Applying for planning permission](#)
- [Applying for Building Regulation approval \(homeowners\)](#)
- [Applying for Building Regulation approval \(businesses\)](#)
- [Retrospective Building Regulation approval](#)
- [Converting a loft](#)

## **We value your comments and suggestions**

We want to provide good quality service for people in Oldham and as we are a public service you have a say in what we do. We want you to be completely satisfied with our services but to ensure this we need to know what you think. What do we do best? Where could we improve things? Do you have any ideas or suggestions? Only by listening to you can we give you the service you deserve.

If you wish to make a comment about our services you can e-mail us on [customer.feedback@oldham.gov.uk](mailto:customer.feedback@oldham.gov.uk)

or you can phone us on 0161 770 4191

or you can write to us:

Complaints Officer  
Strategy and Resources Directorate  
PO Box 160  
Civic Centre  
Oldham, OL1 1UG

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