

Oldham Building Control charges

Domestic Extensions; Garages; loft conversions; garage conversions

Charges effective from the 2nd April 2013 and indicate VAT calculated at the rate of 20%

The following table includes charges for typical house extensions. Where your project does not fit into the general headings please contact building control to have your fee individually determined.

Where there is more than one extension and/or additional alterations are proposed in one scheme, reductions *may* be possible and you are advised to contact building control for advice.

Application Types

There are two methods, which can be used to apply for consent under building regulations - Building Notice and Full Plans applications. Please refer to our separate guidance notes if you are not familiar with the process. The charges for each method are sometimes payable at different stages - see table heading below.

The charge for a **Regularisation Application** is 150% of the applicable **net** Building Notice Charge(s) (VAT is not applicable)



Domestic extensions	Full plans submission						Building notice submission		
	Plan charge payable on submission (£)			Inspection charge payable after first inspection (£)			Payable on submission (£)		
Type of work	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Single storey extension, floor area not exceeding 10m ²	313.33	62.67	376.00	0	0	0	345.00	69.00	414.00
Single storey extension, floor area exceeding 10m ² but not exceeding 40 m ²	162.50	32.50	195.00	249.17	49.83	299.00	452.50	90.5	543.00
Single storey extension, floor area exceeding 40m ² but not exceeding 80m ²	193.33	38.67	232.00	340.00	68.00	408.00	582.50	116.50	699.00

Domestic extensions	Full plans submission						Building notice submission		
	Plan charge (£)			Inspection charge (£)			Payable on submission (£)		
Type of work	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
# Two storey extension not exceeding 40 m ²	162.50	32.50	195.00	340.00	68.00	408.00	552.50	110.50	663.00
# Two storey extension, exceeding 40 m ² but not exceeding 80m ²	193.33	38.67	232.00	383.33	76.67	460.00	634.17	126.83	761.00

'Two storey' includes combined, single / two storey extensions

Loft conversion that does not include the construction of a dormer (max 50m ²)	329.17	65.83	395.00	0	0	0	362.50	72.50	435.00
Loft conversion that includes construction of a dormer (max 50m ²)	193.33	38.67	232.00	248.33	49.67	298.00	485.83	97.17	583.00

Domestic extensions	Full plans submission						Building notice submission		
	Plan charge (£)			Inspection charge (£)			Payable on submission (£)		
Type of work	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Erection or extension of a non-exempt <u>detached</u> domestic garage (or similar) up to 80m ²	220.83	44.17	265.00	0	0	0	262.50	52.50	315.00
Erection or extension of a non- exempt <u>attached</u> domestic garage (or similar) up to 40m ²	262.50	52.50	315.00	0	0	0	315.00	63.00	378.00
Conversion of an attached/ integral garage of a dwelling into a habitable room(s)	222.50	44.50	267.00	0	0	0	245.00	49.00	294.00

Regarding Electrical work, please note: The above charges have been set on the assumption that an electrician registered under the 'Part P Competent Person's Scheme' will issue an all applicable certification for notifiable electrical works. Additional charges may become applicable if this is not the case.

These charges are not applicable where the work is in relation to a basement or semi-basement storey.

These charges are applicable on the understanding that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building works from commencement to completion does not exceed 12 months.

The charges have been set on the basis that:

Design and construction of the project is undertaken by a person or company that is competent to carry out the relevant work and, that only a reasonably foreseeable amount of resources will need to be provided by Oldham Council Building Control to properly discharge their function.

- if this turns out to not be the case, additional charges may be incurred.

Building Control Contact Details

For Building Control inspection requests; charges information and helpline

Telephone: 0161 770 4122

Fax: 0161 770 4103

Email: building.control@oldham.gov.uk

Address:

Building Control, Civic Centre, PO Box 30, West Street, Oldham. OL1 1UQ