

Condition Discharge Statement

Conversion of existing garage to games room and W.C at **14 Stanley Road, Huyton, Knowsley, L369XW**

on behalf of :

Mrs Sivelli

March 2025

Thorp Design Services
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1. Introduction

1.1 This discharge of condition statement has been produced to discharge conditions connected to the conversion of a garage (“the Application Proposals”) for Mrs Sivelli (“the Applicant”) who lives at 14 Huyton Road, Huyton, L369XW

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

2. Condition 4:

Within 7 days of the canopy being removed details of the building fabric underneath shall be recorded and submitted to the Local Planning Authority for agreement. Upon submission it shall be agreed in writing within 1 month of the details submission whether a scheme to restore the fabric of that part of the building currently behind the canopy and to improve the visual appearance of the newly exposed part of the house; such scheme if required shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with those agreed details. For the avoidance of doubt the canopy shall be removed and building fabric restoration scheme implemented if agreed that such is required all prior to the first use of any part of the conversion hereby permitted.

When the canopy was removed, it was shown to have matching brickwork behind which was in good condition and needed no restoration. As such the contractor pushed forward with the conversion and the creation of the brick arches above the windows. The photos below confirm the original brick, and the brick arches mentioned above.



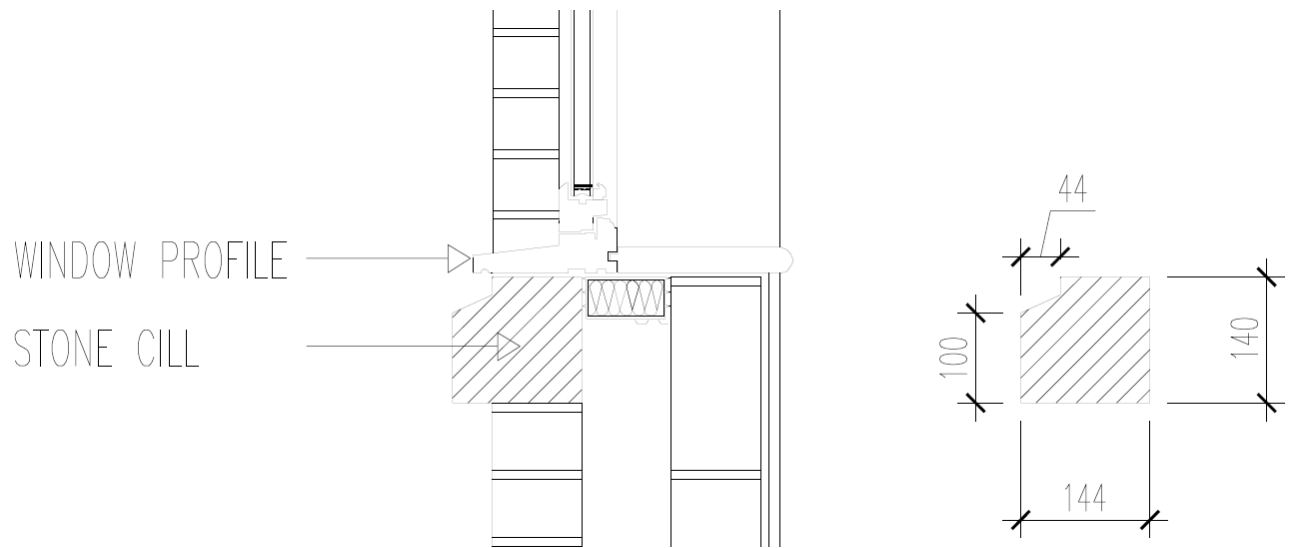
3. Condition 5:

Notwithstanding the approved drawings prior to any above ground works proceeding details of the stone cill arches above the windows shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be completed and brought into first use with the agreed scheme implemented. For the avoidance of doubt the cill arches shall match those above the ground floor windows of the front of the original house.

In regards to the condition above the arches were to be constructed out of brick which can be seen from the drawing ZT24-19604 as the arches are split and no one solid piece. This has been replicated on site as seen in the picture above. Please note at the time of the picture the works had freshly been done so the mortar is wet. This has now dried out and replicates the original colour.

In regards to the cill these have been installed using stone and a profile has been chosen to best match the existing cill details.

Below is a detailed section of the proposed cill along with a photo of the cill installed.



Please also refer to the attached data sheet for the cill from the supplier.

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4. Summery and Conclusion

Following on from the evidence collated and the materials used it is the opinion of the author that both conditions 3 and 5 have been satisfied in terms of workman ship and materials used.

It has been noted however that this was not issued to the planning department with the timescales identified in the decision notice. That being said the goal for this conversion was to make sure the new works will be an asset to both the home and the street which I believe it does.