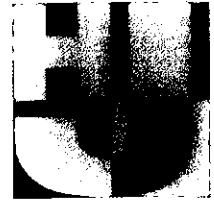


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Harold James

Consulting Engineers

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Our Ref.: PJF/vjh/8006

30th July 2007

Mrs S. Wilson
 Royal Borough of Kensington & Chelsea
 Planning & Conservation
 The Town Hall
 Hornton Street
 London
 W8 7NX

Dear Mrs Wilson,

Re: Town & Country Planning Act 1990
Phene Arms, 9 Phene Street, London SW3 5NY
Ref. DPS/DCS/PP/07/01662 & 01663/SW

We acknowledge receipt of documents pertaining to the above applications and in particular have studied the Structural Engineering Notes prepared by Elliottwood Partnership, regarding the construction of a new basement.

We find the statement acceptable in principle, subject to the following observations:

P. Fortgang / SW

Scheme 'A'

- Underpinning should be carried out in short lengths not exceeding 1.2 metres.
- The architects drawing No. 781A/08/006 indicates that the new basement is to accommodate a new gymnasium/WC/Guest room whereas Elliottwood's drawing no. 207193/34/01 indicate a proposed swimming pool in the new basement. We suspect that Elliottwood's drawing is erroneous and the required depth of underpinning would consequently be less than is shown on their drawing.

Scheme 'B'

It is likely that the top of the contiguous piling will require temporary propping to prevent excessive deflections from taking place. The contractor's temporary propping proposals and the sequence of excavation must be agreed with the Client's structural engineer before work commences on site.

Subject to the above, we consider that the proposal should safeguard the structural stability of the neighbouring property.

Yours sincerely,
 for Harold James Consulting Engineers,

P J Fortgang
P J Fortgang

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EH
✓ 2/8

EX DIR	HDC	TP	CAC	AD	CLU	ARB	AK
R.B.	K.C.	31 JUL 2007			PLANNING		
N	C	S	APP	IO	REC		
HBS			ARB	FPLN	DES	FEEES	

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