

Stennett, Jasmine

From: Peter D [REDACTED]
Sent: 05 February 2026 01:35
To: Planning Policy Consultations
Subject: Objection to Modification MM55 – City Plan 2040

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Dear Sir/Madam,

I write to object to the proposed modification MM55 to the City Plan 2040.

This modification would allow existing buildings exceeding 75m in height to be redeveloped to even greater heights outside the defined Tall Buildings Clusters. I believe this change would fundamentally undermine both the spatial strategy of the Plan and the principles of the London Plan, which seek to concentrate tall buildings in appropriate and clearly identified locations.

The City Plan has, until now, provided a coherent planning framework: tall buildings are acceptable where they are planned, coordinated, and assessed cumulatively within designated clusters. MM55 introduces an exception that effectively removes that certainty. Instead of a plan-led approach, it would permit incremental height escalation across numerous sites simply because a building already contains rooftop plant or technical structures that technically exceed 75m.

This risks several harmful outcomes:

- It weakens the clarity and credibility of the Plan by introducing a loophole that overrides the clustering strategy.
- It prejudices fair consideration of future applications by establishing height escalation as a precedent rather than an exception.
- It creates the potential for dispersed high-rise development across the City, rather than planned townscape composition.
- It threatens the setting of nearby heritage assets and residential areas — including the Barbican Estate and Golden Lane Estate — whose character depends on controlled building scale and carefully managed views.
- It undermines public confidence in the consultation process, as this significant policy shift was not part of the original consultation framework.

The purpose of a local plan is to provide certainty, consistency, and public trust in how development will be managed over time. A late modification that enables taller redevelopment outside identified clusters materially changes the strategy that was consulted upon.

For these reasons, I respectfully request that modification MM55 be removed from the City Plan 2040.

Yours faithfully,

Peter Duckworth

[REDACTED]
[REDACTED]

