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To: Planning Policy Consultations
Subject: Change MM55 to the City Plan 2040.

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I object to the change.

The proposed change has been added to the Plan at the last moment, presumably to reduce the opportunity for scrutiny and objection. Even if that was not the deliberate intention, it will be the effect.

The change clearly envisages more "clusters" of very tall buildings, including around the Barbican in which I am a resident. This will negatively affect the architectural profile not only of the City as a whole, but also of this immediate area (and thus the heritage aspects). If the idea is to enable the City to be developed into a version of Manhattan, then it should be discussed at a national level rather than by way of a virtually hidden change in a local plan. The appearance of the City from across outer and inner London will be radically altered if more "clusters" are added.

A cluster of tall buildings in this area will impact negatively on various amenities to residents. There will be a negative effect on light (both loss of light to existing buildings through blocking and light pollution at night due to lights being left on), noise (notably if the lower floors of tall buildings are designed for hospitality use), footfall, traffic and resulting air pollution. These are some of the objections made to the proposed redevelopment of 1 Silk Street. A cynic might conclude that change MM55 has been quietly advanced now to circumvent the many objections to that proposal.

Such a major change to the profile and appearance of the City of London should be approached with much more caution and should be the subject of full democratic, and national debate on an informed basis and not sneaked into the small print in a way that is likely to escape the notice of many of those affected.

Philip Katz.
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