

**Stennett, Jasmine**

---

**From:** Richard Barret [REDACTED]  
**Sent:** 06 February 2026 12:53  
**To:** Planning Policy Consultations  
**Subject:** Changes to City Plan 2040 - MM55

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from rmdbarrett@gmail.com. [Learn why this is important](#)

**CAUTION:** This email is from outside the Corporation. Do not open attachments, click on links or scan QR codes in this email unless you recognise the sender's e-mail address and know the content is safe.

Dear Planners,

I am a City of London resident and I wish to express my objection to changes proposed to the City Plan 2040, in particular **MM55** as regards tall buildings. I understand that this very late proposal for change to the Plan would allow developers to replace any building of 75m or more with a structure of unlimited height regardless of its location. This presumed permission would take no account of how much of the existing building provided usable space (rather than for plant or other machinery and services situated on the roof).

As the City aims to expand in a global economy, it faces competition from many other business and population centres around the world. In order to maintain its competitive edge it should surely continue to offer an environment which strikes a good balance between the generic and the unique, between convenience and character, between anonymity and celebration.

The current version of the City Plan 2040 sensibly allocates a specific area for new tall buildings, allowing space for other areas to maintain their character - or create a new one - so enhancing the overall appeal of the City as a place to live, work or visit. An incoherent forest of tall buildings replacing over time the 60 odd buildings outside the allocated areas that measure 75m or more, would further undermine the unique character of the City and create dead spaces and oppressive buildings that few would find attractive.

The drive for growth should be careful not to destroy the need for growth. If the City is peppered with underwhelming tall buildings that offer no sense of cohesion and suffocate areas that once provided ambience, new businesses, potential residents and tourists will undoubtedly consider other options.

Richard Barrett

