

Stennett, Jasmine

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Sent: 06 February 2026 13:50
To: Planning Policy Consultations
Subject: City Plan 2040 – Main Modification MM55

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Dear Planning Policy Consultation Team,

I am writing to object to MM55 as currently drafted.

I live in Cromwell Tower, and changes to the policy on tall buildings outside designated tall building areas directly affect my home and the character of the Barbican and Golden Lane area.

MM55 would allow tall buildings to be redeveloped outside identified tall building areas simply because a tall building already exists on the site, including where this is due to rooftop plant. This weakens the plan-led approach and undermines the clarity of the tall buildings strategy.

The modification also fails to prevent gradual increases in height and bulk over time. This creates a real risk of "height creep" and cumulative harm, including loss of daylight and sunlight, worse wind conditions, increased noise, loss of privacy, and harm to the skyline, views, and nearby heritage assets.

MM55 reduces policy certainty and makes it harder for residents and decision-makers to rely on the Plan to resist inappropriate tall buildings in sensitive residential areas.

I therefore ask that MM55 be removed. If any wording is retained, it should make clear that redevelopment of tall buildings outside designated areas should be exceptional, should not be acceptable in principle, and should normally be limited to the existing height and envelope, with strong safeguards to protect residential amenity and the wider area.

Yours faithfully,

Christian Marclay

