

Stennett, Jasmine

From: Thea Ferner [REDACTED]
Sent: 06 February 2026 14:02
To: Planning Policy Consultations
Subject: Representation on Main Modification MM55 – City Plan 2040

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Dear Planning Policy Consultation Team,

Representation on Main Modification MM55 – City Plan 2040

I am writing to object to MM55. I am concerned that this change would weaken the Plan's clear guidance on tall buildings, leading to harmful impacts on residents and the historic character of the Barbican and Golden Lane Estates.

I live in Cromwell Tower, overlooking Silk Street. Any policy that allows taller redevelopment outside the designated tall building areas directly affects my home and the daily experience of living in this sensitive residential and heritage-rich environment.

Key Concerns

1. **Plan-led strategy undermined:** MM55 allows redevelopment simply because a tall building exists on a site. This turns an existing condition into a de facto planning principle, bypassing the careful, evidence-based approach intended by the City Plan.
2. **Incremental height increases and impact on residents:** Without safeguards, MM55 could lead to incremental increases in height and bulk over time, with tangible effects for residents, including:
 1. Loss of daylight and sunlight in homes.
 2. A more oppressive streetscape and loss of open feel.
 3. Wind and microclimate changes at street level.
 4. Erosion of the historic skyline and setting of the Grade II listed Barbican and Golden Lane Estates
3. **Reduced clarity and consistency:** Currently, tall buildings are concentrated in designated areas to provide certainty for residents and developers. MM55 blurs this distinction and may encourage applications outside those areas by "argument of precedent," weakening the effectiveness of the Plan.
4. **Conflict with "Retrofit First" and lack of justification:** The City has expressed a commitment to refurbishing existing buildings where possible. MM55, by creating a presumption in favour of taller redevelopment, risks incentivising demolition over careful retrofit. There is no clear evidence that sites outside identified areas are suitable for taller development, and no explicit safeguards to protect residential amenity or heritage.

Requested Outcome

I respectfully request that MM55 be removed.

If the Inspectors consider some policy wording is necessary, it should:

- Treat redevelopment outside identified areas as exceptional, not justified solely by existing height.
- Require proposals to be height-neutral (limited to the existing envelope, excluding plant).
- Ensure any increase is supported by a robust public-interest case and a heritage-first assessment, showing no harm to the Barbican/Golden Lane Estates or protected views.

Many thanks and best wishes,

