

**Stennett, Jasmine**

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**From:** Amy Tempest [REDACTED]  
**Sent:** 06 February 2026 14:20  
**To:** Planning Policy Consultations; [REDACTED]  
**Cc:** Karen Montgomerie  
**Subject:** City of London Main Modificaitons consultation - Mayor of London response  
**Attachments:** CoL City Plan Main Modifications consultation - Mayor of London response.pdf

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Hello,

I hope this e-mail finds you well

Please find attached the Mayor's response to City of London City Plan Main Modifications consultation.

Many thanks,  
Amy Tempest  
**Senior Strategic Planner, London Plan and Strategic Planning Team**  
GREATERLONDONAUTHORITY  
Union Street, London SE1 0LL  
My pronouns are she/her

Please note that I am working on a part-time basis, with my working days being Monday, Wednesday and Friday.

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**Rob McNicol**

Assistant Director (Planning policy and strategy)  
Environment Department  
City of London  
Guildhall  
London  
EC2V 7HH

**Department: Planning**

Our reference: LDF07/LDD04/AT01  
Date: 6<sup>th</sup> February 2026

By email:

[Localplan@cityoflondon.gov.uk](mailto:Localplan@cityoflondon.gov.uk)

Dear Rob,

**Planning and Compulsory Purchase Act 2004 (as amended); Greater London Authority Acts 1999 and 2007; Town and Country Planning (Local Development) (England) Regulations 2012**

**Re: Consultation on Proposed Main Modifications to the City Plan 2040**

Thank you for consulting the Mayor of London on the City of London (CoL) Corporation's City Plan 2040 Main Modifications consultation. As you are aware, all Development Plan Documents in London must be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. The Mayor has afforded me delegated authority to make detailed comments which are set out below.

The Mayor provided comments on the preparation of the City Plan, responding to August 2024 Regulation 19 consultation (Ref:LDF07/LLD05/LP03/HA01), the May 2021 Regulation 19 consultation (Ref: LDF07/LLD05/LP02/HA01) and the December 2023 Regulation 18 consultation (Ref: LDF07/LDD05/LP02/HA01).

A SoCG between the GLA and City of London was signed on 25th November 2024. This covered areas relating to affordable housing, air quality, waste and Gypsies and Travellers. The SoCG identified that there were still areas of disagreement relating to heritage and tall buildings. An addendum to the SoCG was signed on the 24th November 2025, which covered heritage and tall buildings.

**Proposed modifications**

It is noted that our requested changes, as set out in the two SoCGs referred to above, are largely reflected with the Main Modifications.

The Main Modifications also introduce a new tall building site, referred to as the Broadgate Tall Building site, and proposes amendments to the city cluster tall buildings contours at the southeastern corner, to cover three sites. These amendments increase appropriate heights from 80m to 90m, 90m to 100m, and 100-120m to 120-140m on the southern boundary, and a

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slight extension to land covered in the southeast (change to the 75m line). Further evidence in the form of addendums and a policies map to the Strategic View Impact Assessment (SVIA) and Heritage Impact Assessment (HIA) to support these changes was submitted and published as part of the Local Plan hearings. We also note the reference to the St Paul's Setting Study in assessing proposals.

Following the review of the additional evidence provided to support these Main Modifications it is considered that these amendments do not substantially alter the Mayor's previous comments as set out in the latest Regulation 19 response and the subsequent SoCGs. The Main Modifications related to the above do not alter the overall approach to tall buildings and heritage in the City Plan, and as such do not raise any general conformity issues.

## **Next steps**

I hope these comments inform the final stages of the CoL's City Plan examination and we look forward to continuing to work with you. If you have any specific questions regarding the comments in this letter, please do not hesitate to contact Amy Tempest on [amy.tempest@london.gov.uk](mailto:amy.tempest@london.gov.uk).

Yours Sincerely,



**Lucinda Turner**

**Assistant Director of Planning**

Cc: Unmesh Desai, London Assembly Constituency Member  
James Small-Edwards, Chair of London Assembly Planning Committee  
National Planning Casework Unit, MHCLG