

**Stennett, Jasmine**

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**From:** Lydia Yee [REDACTED]  
**Sent:** 06 February 2026 15:50  
**To:** Planning Policy Consultations  
**Subject:** City Plan 2040 - change to MM55

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Dear Planning Policy Consultation Team,

I am writing to raise my objection to the current draft of MM55.

As a Barbican resident, the changes to the policy on tall buildings outside designated tall building areas would negatively affect my home and the character of the Barbican and Golden Lane area. I understand that highly problematic changes have been proposed at the eleventh hour to the City Plan 2040. Modifications have been slipped into the small print before final review including an exemption that would permit existing 'tall buildings' (over 75m) to be redeveloped to heights even higher, even if they are outside the Tall Buildings Clusters already provided for.

The modification would fail to prevent gradual increases in height and bulk over time, creating a 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 counter 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.

Sincerely,

Lydia Yee

  
