

**Stennett, Jasmine**

---

**From:** John Rink [REDACTED]  
**Sent:** 06 February 2026 17:16  
**To:** Planning Policy Consultations  
**Subject:** OBJECTION to change MM55 to the City Plan 2040

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

**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 Planning Policy Consultations team,

I am writing to **OBJECT** to the proposed Main Modification MM55 to the City Plan 2040. I note that under MM55 the existence of a tall building is likely to be a material consideration in the determination of development proposals in respect of sites which contain a tall building, whether such sites occur within or outside the tall building areas identified in Figure 14 of the plan. It might therefore be considered appropriate to retrofit or redevelop sites with existing tall buildings outside of designated tall building areas in cases where it can be demonstrated that they would meet the requirements of Policy S12 (8), (9) and (10) in relation to their impacts and design, and other relevant development plan policies.

My **objection** is based on the premise that **the current existence of one or more tall buildings within a site outside a previously designated tall buildings area should not be considered an adequate criterion for the development of new tall buildings or the retrofit of existing structures such that they become tall buildings.**

- Adoption of MM55 would create the risk of tall buildings being developed or created through retrofit **potentially throughout the entire City**. This would be in **violation of the elected Mayor of London's Plan** to cluster tall buildings (over 75m) in clearly defined areas. The environmental consequences would be particularly adverse.
- It could end up making the City of London **a less congenial, 'human-friendly' place** to work and live.
- It would make future planning decisions about retrofit or redevelopment of sites with existing tall buildings outside of designated tall building areas susceptible to **judgements based on subjective criteria** - i.e. those stipulated in paragraphs 8 and 10 of Policy S12 - versus the current black-and-white position. The current policy is much clearer in this respect, and it therefore can be applied more consistently and equitably than the potentially 'messy' situation that would result from the adoption of MM55.

MM55 should therefore be rejected so that the tall buildings element of the elected Mayor of London's Plan can be respected, so that the current 'human scale' of and environment in the City can be safeguarded as much as possible, and so that clearer, fairer and more objective criteria can be used in assessing the merits of future planning applications, which should continue to be judged on the basis of the previous designation of areas either as suitable for or as not suitable for tall buildings.

Yours sincerely,

Dr John S. Rink  
[REDACTED]

