

Stennett, Jasmine

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Sent: 06 February 2026 18:44
To: Planning Policy Consultations
Cc: Michael McCoy - Independent Talent Group
 [REDACTED]
Subject: Change MM55 to the City Plan 2040
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Dear Planning Policy Team,

We write as City residents to object strongly to the proposed MM55 to the City Plan 2040 – namely:

On sites that contain a tall building (both within and outside the tall building areas identified in Figure 14), the existence of a tall building is likely to be a material consideration in the determination of development proposals. The retrofit or redevelopment of sites with existing tall buildings outside of the tall building areas may therefore be considered appropriate, where 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.

Your narrative around the proposed modifications is that ‘additional modifications are minor changes which do not affect the plan's ‘soundness’ or materially affect the plan’s policies... We have chosen to include a list of minor amendments to the plan which are published alongside the consultation. While the Proposed Additional Modifications are available for information, they are not put before the inspectors for consideration and did not form part of this consultation.’

This is not a ‘minor change’ and it does materially affect the Plan. Stated objectives of the Plan include:

- improving social and community infrastructure
- creating a ... better public realm
- protecting and enhancing heritage assets and the iconic skyline

This 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 Mayor of London/GLA has prescribed the clustering of tall buildings together in clearly defined areas. But this change means any building, even outside these clusters, which are already over 75m (inclusive of plant rooms, not even usable floor area), can mushroom to even greater heights.

The City’s own Tall Building Report (2020) indicates there are over 60 ‘tall buildings’ already in the City. The notion of, on a de facto basis, making provision for over 60 skyscrapers across the Square Mile is fundamentally in opposition to the points detailed above.

The City’s stated objective is to be a world-class hub. Part of its currency as such a hub is the careful curation of unparalleled historic assets, and a skyline that celebrates these. The City is also remarkable as a CBD in providing for remarkable housing enclaves such as the Barbican and Golden Lane. Unbridled vertical development, wherever a building (to date, constructed to levels imposed by careful planning considerations) happens already to be built to a height of 75m, runs roughshod over the preservation of these distinctive elements of our urban environment, and undermines the very value that the City is seeking to offer.

We respectfully require that this ill-conceived modification is withdrawn.

Yours faithfully,

Gordon Wise and Michael McCoy

