

**Stennett, Jasmine**

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**From:** Alan Budgen [REDACTED]  
**Sent:** 06 February 2026 22:21  
**To:** Planning Policy Consultations  
**Subject:** MM55 to the City Plan 2040

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Dear Sir or Madam,

Reference: Change MM55 to the City Plan 2040

[REDACTED] to object to Main Modification MM55 to the draft City Plan 2040, concerning tall buildings outside designated clusters.

It has long been established that tall buildings (over 75 metres) should be located within clearly defined clusters. This has allowed the City to grow, whilst protecting heritage and residential areas. MM55 allows changes to this convention by allowing the redevelopment of buildings in areas outside the clusters where an existing structure already exceeds 75 metres.

We are concerned that this will diminish the principle of clustering tall buildings in certain areas. This change will create a loophole that will allow tall developments in areas unsuited to tall buildings.

Close to the Barbican Estate and Arts Centre there are a number of buildings that would be affected by this change including 1 Silk street. This proposal has already received over 1,000 objections and much publicity in the press. The main concern is that a tall building will replace the existing structure in an area where such developments are not supported.

The late introduction of MM55 allows very little time for proper debate and gives stakeholders almost no time to object. This does not feel that a proper consultation has been permitted. The feeling is that this has been introduced in order to ease the approval of a number of highly contentious planning applications. This would include 1 Silk Street. The obvious perception is that this retrospectively adjusts policy to accommodate schemes that would otherwise conflict with the City's own stated approach to tall buildings.

This risks undermining confidence in the plan-making process and the integrity of the City Plan as a whole.

I urge the City of London to reconsider and remove MM55 from the plan. The principle of clustering tall buildings is well established, and a long-standing policy objectives. Adding a loophole that will enable a clutter rather than a cluster of tall buildings should be strongly avoided. It is essential to remove this clause to protect cultural, heritage and residential amenities and to retain a clear and robust commitment to the clustering of tall buildings, in line with the London Plan.

Yours faithfully,

Alan Budgen



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Alan Budgen

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