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Our ref: 4410-25

JUSTIFICATION STATEMENT

BUSINESS CONSOLIDATION INCORPORATING ALTERATIONS INCLUDING 5 NO SEPARATE BUSINESS UNITS

AT

COUNTY INTERIORS
WARDENTREE LANE
PINCHBECK
SPALDING
LINCS
PE11 3UG

This application is to acquire Town & Country Planning Permission under one application, firstly to consolidate the existing well established business of County Interiors and create 3 No separate business units within the main building, with a further 2 No business units at the rear of the site.

County Interiors was founded by Steve and Gill Bryan in the early 1970's, the well-established and successful family run business continues to operate at their Wardentree Lane purpose-built facility they constructed 36 years ago.

County Interiors are seeking to revise the previous Planning Consent's, the last one being H14-0734-21 and consolidate their existing showroom and workshop area to restructure and further develop within the local area.

The plan is to reconfigure and provide a manageable showroom area for County Interiors high-profile kitchen and bedroom displays with design areas using their own office facilities with the main workshop and storage area. The right-hand side of the unit on Wardentree Lane will be available for trade counter units or similar allied business.

The proposed additional new buildings and part of the existing workshop will offer 4 No industrial units for small, allied businesses. These units will be accessible off the original existing second site entrance.

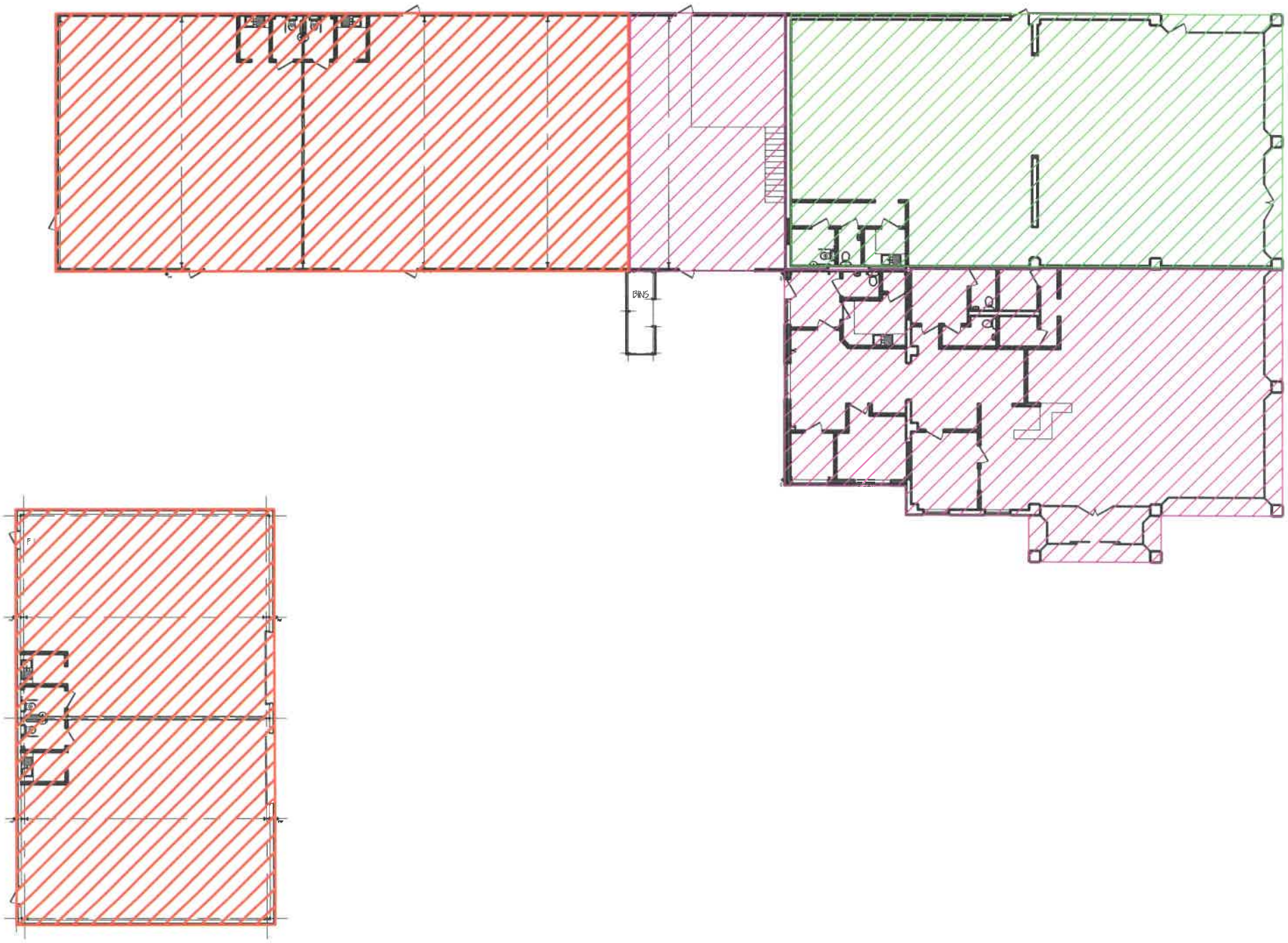
The alteration and progression of the company will now enable the retirement of Steve and Gill Bryan with sons Nick and James carrying the business forward as the changes are satisfactorily completed.

By consolidating the facility County Interiors will further the progression of the company and continue to operate in the local area, this will also generate additional employment opportunities at businesses at the high-profile location.

Over the last few years, we have seen Wardentree Lane and surrounding areas generate and provide many diverse small units for various businesses for the popular expanding local area.

Please see attached key plan which shows in purple the area in which County Interiors will operate from. The area shows the main frontage building split to create a separate unit to be rented or sold off separately, this area is highlighted in green. The area highlighted in red will be the 4 No industrial units to also be offered for rent or sale.

S L Darlow
August 2025


BINS